



Keppoch Street, Roath, Cardiff, CF24 3JU

£900 PCM













## In Brief

A nicely presented and smartly finished house on Keppoch Street - ideally located for Albany, City and Wellfield Road. This mid-terraced house offers good-sized lounge / dining space through to fitted kitchen with appliances. Downstairs bathroom which has been recently fitted and is smart and spacious. Upstairs are two double bedrooms making this a brilliant option for a small family, couple or even sharers. A great house with a good sized garden. Unfurnished. Gas Central Heating.

EPC RATING of D COUNCIL TAX BAND of D

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement

## **Key Features**

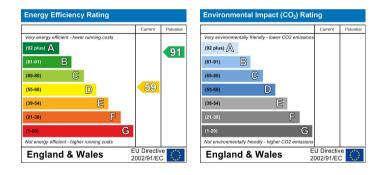
- 2 bedrooms
- Unfurnished
- Neat, rear garden





Lovely two bedroom property in the heart of Roath.





Pontcanna	Roath
223-225 Cathedral Road	38 Wellfield Road
Pontcanna, Cardiff	Roath, Cardiff
CF11 9PP	CF24 3PB
T: 02920 499680 (Option 1)	T: 02920 499680 (Option 2)

JeffreyRoss

Jeffrey Ross Ltd. Register in England & Wales. Company No. 0641 1905 VAT No. 944 2898 82

#### Keppoch Street, Roath



Total Area: 65.9  $m^2 \hdots$  709  $ft^2$  All measurements are approximate and for display purposes only

T: 029 2049 9680 info@jeffreyross.co.uk www.jeffreyross.co.uk

### Legal bit...

Llanishen

CF14 5LU

54 Station Road

Llanishen, Cardiff

T: 02920 499680 (Option 3)

Property particulars as supplied by Jeffrey Ross are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lesses or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Data Protection: We retain the copyright in all advertising material used to market this Property.

Cathays

89 Woodville Road

T: 02920 499680 (Option 4)

Cathays, Cardiff CF24 4DX

# rightmove C Zoopla