



JeffreyRoss

Connaught Road, Roath, Cardiff, CF24 3PX

£725 PCM





## In Brief

A modern ground floor 2 bedroom apartment, located in the heart of Roath and comes with its very own private GARDEN! This good sized apartment comprises of open plan lounge/diner, 2 x double bedrooms and bathroom with shower. Available furnished and further benefit from enclosed, private rear courtyard. Situated within walking distance to local shops and amenities on Albany Road.

EPC RATING C.  
COUNCIL TAX BAND of B.

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

£725 PCM

£725 DEP



2  
Bedrooms



1  
Bathrooms

FURNISHED

## Legal bit...

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, lessees 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 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 Fenwick 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 as of 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.

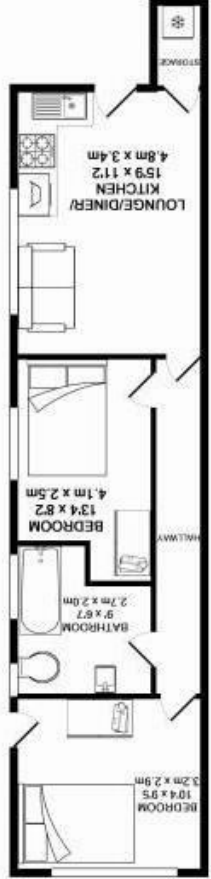
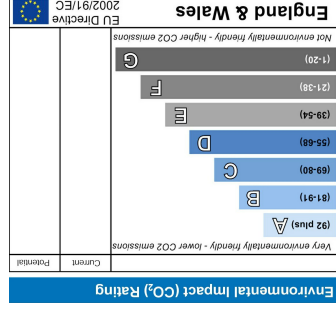
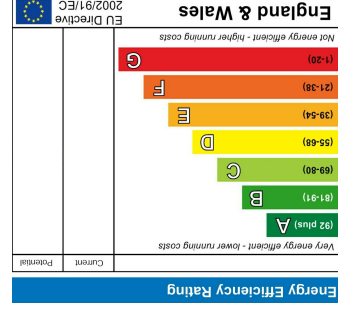
Jeffrey Ross Ltd, Register in England & Wales, Company No. 0641 1905 VAT NO. 944 2898 82

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Pontcanna, Cardiff  
T: 02920 499680 (option 1)  
CF11 9PP

**Roath**  
38 Wellfield Road  
Roath, Cardiff  
T: 02920 499680 (option 2)  
CF24 3PB

**Llanishen**  
54 Station Road  
Llanishen, Cardiff  
T: 02920 499680 (option 3)  
CF14 5LU

**Cathays**  
89 Woodville Road  
Cathays, Cardiff  
T: 02920 499680 (option 4)  
CF24 4DX



TOTAL APPROX. FLOOR AREA 531 SQ.FT. (49.3 SQ.M.)

What every attempt has been made to ensure the accuracy of the floor plan concerned here, measurements of doors, windows, corners and any other items are approximately as taken to the best of our knowledge and belief. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and specific fittings have not been tested and no guarantee is made as to their operability or efficiency can be given.

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