



JeffreyRoss *Photography*

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Roath Court Road, Roath, Cardiff, CF24 3SE

£850 PCM









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## In Brief

Potentially the coolest rental property in Roath! We are proud to offer this opportunity - it really is something different, something special and something rather impressive. A former electrical 'substation,' the new owners have done a wonderful job at turning this detached dwelling into an amazing living opportunity - one with bags of character and quirk and one that really stands alone. Accessed via its own private gates, the property has a small, outside courtyard which could double-up as an off-road parking space. Internally, the property is absolutely superb with open lounge leading into the stylish kitchen with space for dining. Access into the courtyard is available from the kitchen area with double doors. A mezzanine split level has been added with an additional living / sleeping space located upstairs. The bedroom is located to the rear of the ground-level and offers handmade double bed and large wardrobe. The owners have made a real effort to keep the feel of the property and have installed some fantastic features, in-keeping with its industrial history. This is best seen in the shower room with some amazing touches (you need to check out the taps, shower fittings and gauges!) along with a cladded shower cubicle. This is repeated throughout the house with some original, quirky interior design to impress - honestly, this property is fantastic!

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

- Former electrical substation
- Beautifully crafted and presented
- Unique decor, in keeping with the industrial nature
- Furnished

£850 PCM

£850 DEP



1

Bedrooms



1

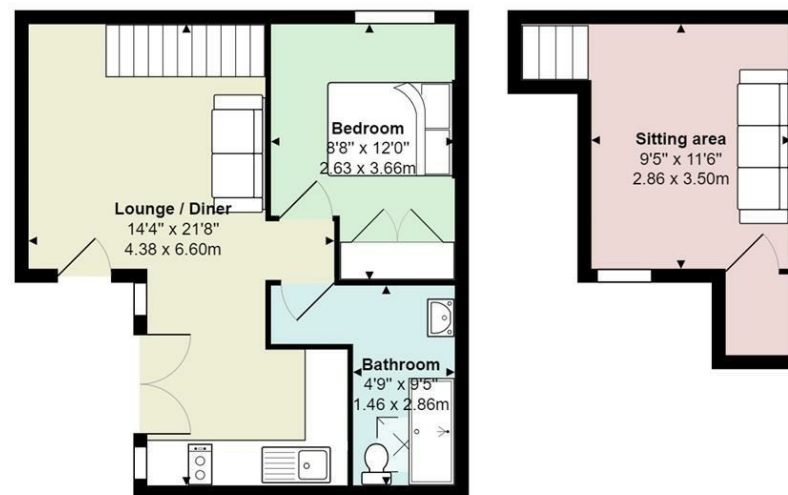
Bathrooms

FURNISHED

This HAS to be one of the most brilliant rental properties ever seen on Cardiff's rental market - check it out!!

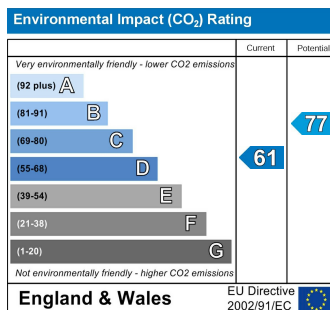
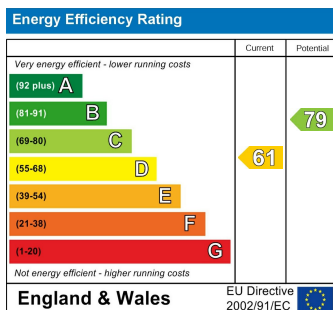


## The Substation, Roath



Total Area: 506 ft<sup>2</sup> ... 47.0 m<sup>2</sup>

All measurements are approximate and for display purposes only



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### Legal bit...

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