



# Connaught Road

ROATH  
CARDIFF  
CF24 3PT

**Rent: £840 pcm**

1 bedroom Flat / Apartment available 07  
August 2024  
Holding Deposit and Permitted Payments

More Apply



- \* Furnished
- \* Central Heating
- \* Washing machine
- \* Fridge Freezer

#### Situation

Available from 7th of August 2024. Please watch the video tour for this property.

<https://youtu.be/CQkmReJ6UkE>

Newly refurbished 1st floor apartment with a light and spacious living/kitchen area overlooking the tree lined Connaught Road. The double bedroom looks out over the gardens at the back of the building. The new bathroom has an electric shower. Well located, just a 5 minutes walk to local amenities and Roath Park recreation ground. 15 Minutes walk to Cardiff city centre. Electric heating throughout. You must earn over £26k and have a UK homeowner guarantor to proceed with renting this property. Council Tax Band- B

#### Accommodation

Bathroom (First Floor)

Bedroom (First Floor)

Hall (First Floor)

Kitchen Area (First Floor)

Living Room (First Floor)

All measurements are approximate.

#### Further Information

The deposit required is £1,050

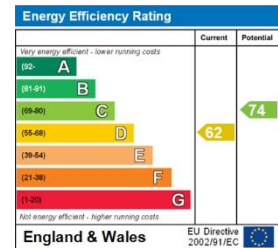
The landlord has requested to include No smoking in the property

The landlord is willing to rent this home to Employed

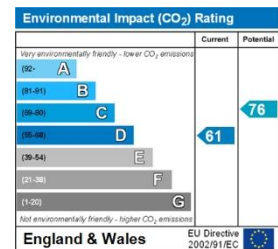
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

#### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

#### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Pinnacle Property (Cardiff) Ltd, 2024. Pinnacle Property (Cardiff) Ltd Registered in England and Wales No. 3355056