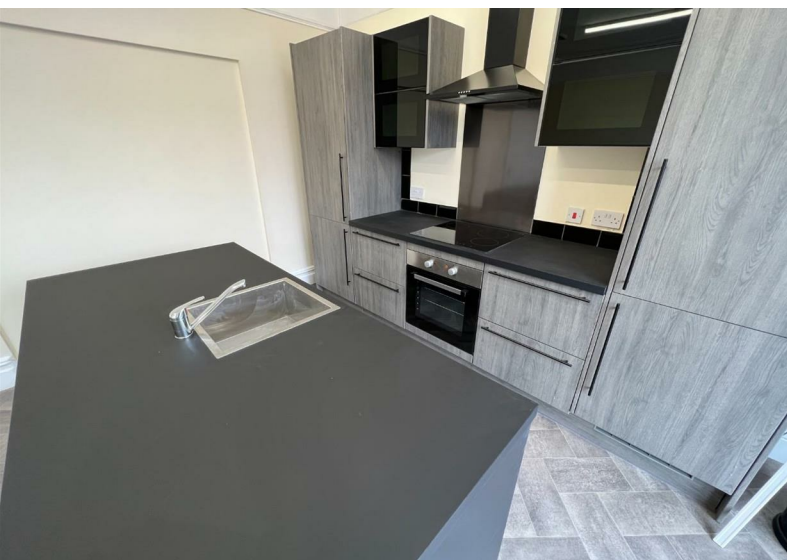




**60a Albany Road, Cardiff, CF24 3RR**

**£1,800 Per Month**

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# 60a Albany Road, Cardiff, CF24 3RR

## £1,800 Per Month



### Description

We are thrilled to present a remarkable opportunity for students looking to secure their perfect home for the upcoming academic year, starting 1st July 2024. Situated in the lively and sought-after area of Roath, on Albany Road, Cardiff, this student property has been thoughtfully renovated in 2022 to cater to the modern student's needs.

Upon entering the property, you are greeted with a grand entrance hall that sets the tone for the spacious accommodation that lies ahead. The stairs lead you to a welcoming first-floor landing, directing you to the heart of the home – an open plan living room and kitchen. Measuring 3.95m x 5.74m, this space is designed to be the ultimate social hub, where residents can cook, dine, and relax together in comfort. The kitchen is equipped with modern appliances, and the living area is furnished to ensure a cosy and inviting atmosphere.

The utility room, measuring 1.96m x 2.01m, offers additional convenience, providing space for laundry and storage. The bathroom and separate toilet ensure that morning routines are smooth and hassle-free, a crucial aspect of shared living.

Accommodation comprises four double bedrooms, two located on the first floor and two on the second. Each bedroom is generously sized, providing ample space for study, rest, and personal storage. The largest bedroom, 4.30m x 5.66m, offers an exceptional living space, potentially serving as a master bedroom or a premium option for the tenant desiring extra room.

A significant feature of this property is its location. Roath is a vibrant community known for its eclectic mix of shops, cafes, and parks, offering a lively lifestyle right at your doorstep. The property's proximity to universities makes it an ideal choice for students, ensuring a short commute to lectures and campus events.

This student flat not only offers a comfortable and stylish living environment but also peace of mind with features like gas central heating and UPVC double glazed windows, contributing to a warm and energy-efficient home. With an EPC Rating of D,

tenants can anticipate reduced energy bills while enjoying a cozy living space.

In summary, this newly renovated four-bedroom student flat in Roath represents a perfect blend of comfort, convenience, and location. It promises to be a home where memories are made, studies are pursued with zeal, and the student lifestyle can be enjoyed to the fullest. Don't miss the chance to make this exceptional property your home for the next academic year.

### Ground Floor Entrance Hall

### First Floor Landing

### Open Plan Living Room / Kitchen

12'11" x 18'9" (3.95m x 5.74m)

### Utility Room

6'5" x 6'7" (1.96m x 2.01m)

### Bathroom

5'5" x 6'7" (1.66m x 2.01m)

### Separate Toilet

### Bedroom Three

12'1" x 12'4" (3.70m x 3.76m)

### Bedroom Four

10'0" x 11'8" (3.06m x 3.57m)

### Second Floor Landing

### Bedroom One

14'1" x 18'6" (4.30m x 5.66m)

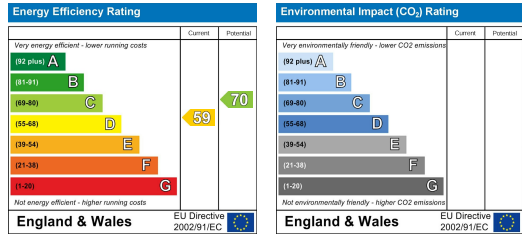
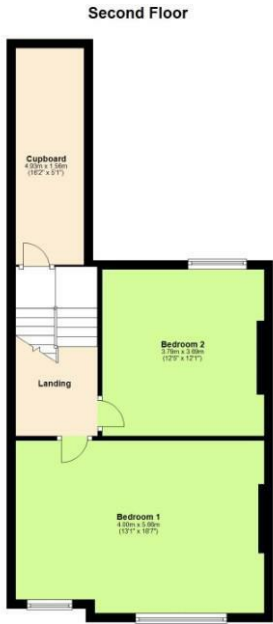
### Bedroom Two

12'1" x 12'5" (3.69m x 3.79m)

### Storage Cupboard







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