



Morlais Street, Roath Park

£1,500 pcm



3



4



1

Property Features

- Traditional family home
- Four bedrooms
- Large kitchen/diner
- Original features
- Available 1st April 2017
- Unfurnished

A lovely, spacious family home situated in the popular area of Roath Park and in Cardiff High Catchment area. This large property comprises of entrance hall, open plan living room and very spacious kitchen/diner. To the first floor there are three double bedrooms, a single bedroom and family bathroom. There is an enclosed rear garden with access to the rear alley. The property further benefits from many original features throughout. This property is available unfurnished from 1st April 2017 at £1500pcm.



Local Authority

Cardiff Council

Council Tax Band

G approx. £2113 for financial year 2016/2017


Energy Efficiency Rating

E

Viewing Arrangements

Strictly by appointment through Alexanders

Administrative charges apply. Pricing listed is for monthly rental. Deposit will be required along with referencing. Individual fees vary depending on status. Full details of fees available at www.alexanders.wales and in office.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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 are likely to be.

Alexanders Residential Lettings

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Opening Hours

Monday - Friday: 9am -5:30pm
Saturday: 9am - 5.00pm
Sunday: On Request

All Please Note: Whilst every care has been taken to prepare these lettings particulars accurately, they are for guidance purposes only. Not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.