

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



FANNY STREET  
CATHAYS



# FANNY STREET

CATHAYS, CF24 4EG - £950 PCM

 1 bedroom(s)  1 bathroom(s)  433.00 sq ft

We are delighted to announce instruction of 'The Old Church School Rooms,' Cathays which is a wonderful addition to the rental market. A former Sunday School, the property offers a host of beautiful features from stunning stained glass window features in the common areas to some lovely roof cladding in the bedrooms. The property offers an excellent living space with large lounge, open and newly fitted kitchen/diner to the first-floor and a large double bedroom on its entry-floor. The property is completed by a bathroom with bathtub and shower over. Available furnished or unfurnished, this is a real head turner and won't be around for long!

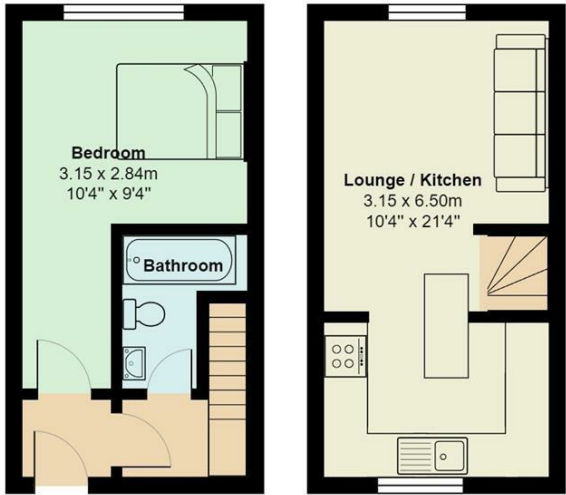
ELECTRIC HEATING. FLOOR PLAN AVAILABLE. PERMIT PARKING NOT AVAILABLE.

EPC RATING EXEMPT  
COUNCIL TAX BAND of TBC

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



## The Old Church School Rooms, Cathays



Total Area: 40.2 m<sup>2</sup> ... 433 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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

### PROPERTY SPECIALIST

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Senior valuer