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Vellacott Close

CARDIFF

VALE

CAERPHILLY

BRISTOL



Comments by Mr Rhys Carter

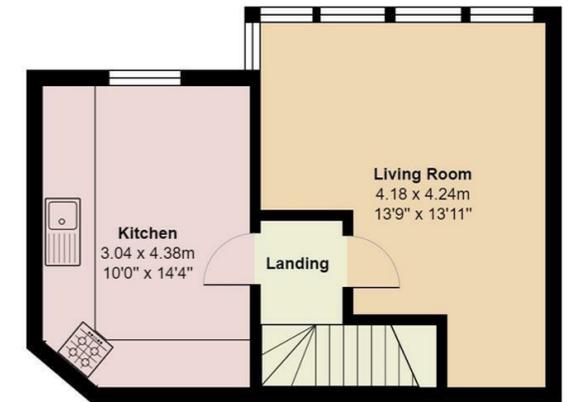
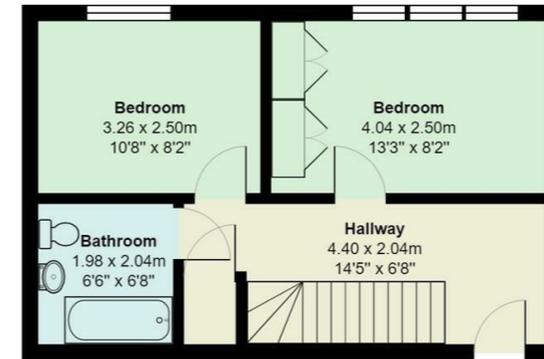


Property Specialist

Mr Rhys Carter

Senior valuer

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Barletta House

Total Area: 71.0 m² ... 764 ft²

All measurements are approximate and for display purposes only

Comments by the Homeowner





Vellacott Close

, Cardiff, CF10 4AF

PCM

£1,300 PCM



2 Bedroom(s)



1 Bathroom(s)



764.00 sq ft



Contact our
Penylan Branch

02920 499680

****MUST SEE PROPERTY**** Jeffrey Ross are delighted to market this ideally located two bedroom duplex apartment in Barletta House. Perfectly located on the sought after Lloyd George Avenue just walking distance from both the City Centre and Cardiff Bay the first floor of the property comprises of two double bedrooms, one of which with built in wardrobes, bathroom with bath and shower and ample storage space under the stairs. The second floor further benefits from a large kitchen/diner with built in appliances (washer-dryer, dishwasher and fridge-freezer) and a separate living room with large bay fronted windows over looking Cardiff Bay. The property is available unfurnished.

Video Tour Available (Sept 2021): <https://youtu.be/lmxzBoh2XEY>

Council Tax Band: E
EPC Rating: C

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

