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CARDIFF

VALE

CAERPHILLY

BRISTOL

Brynheulog

PENTWYN



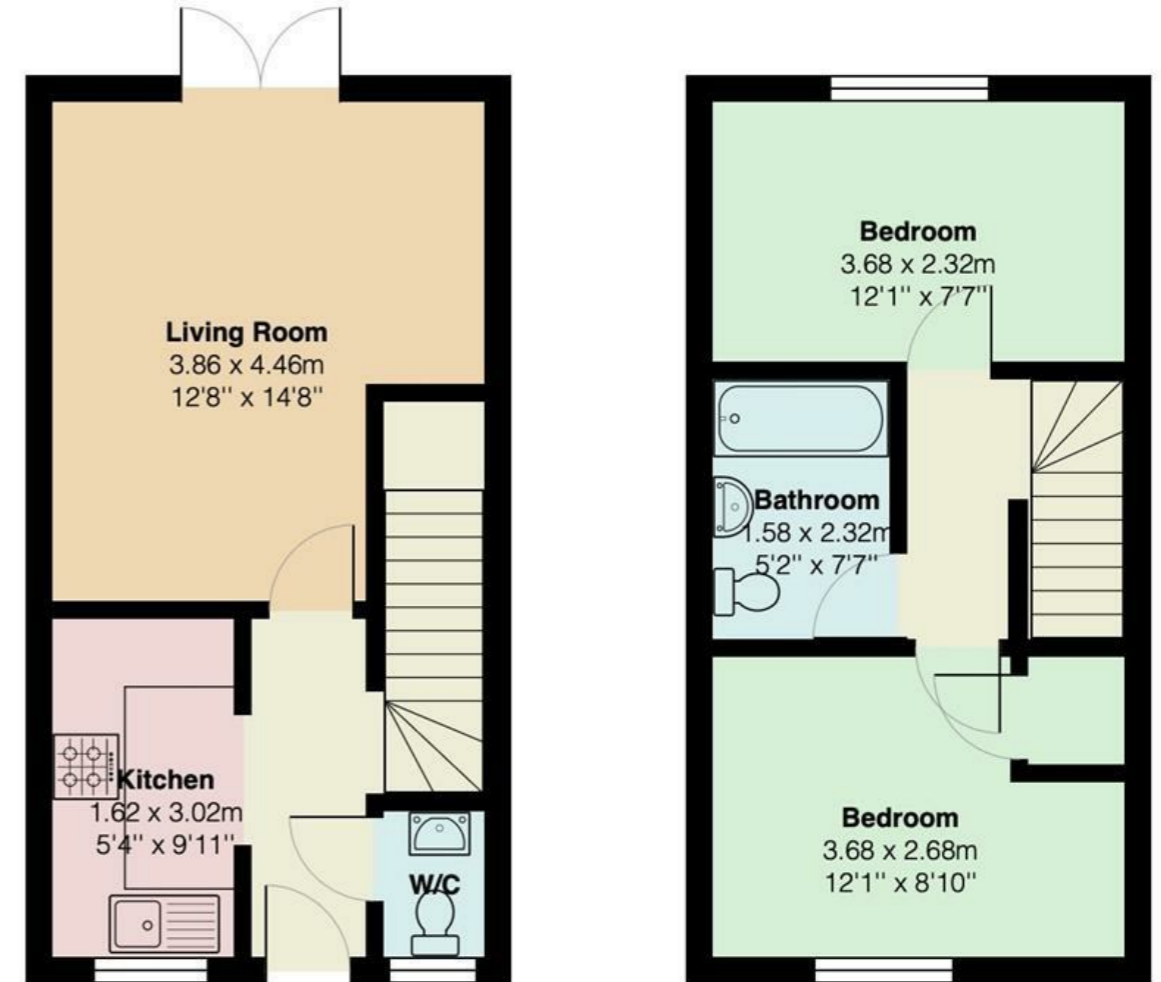
Comments by Mr Nicky Pearcey

Property Specialist
Mr Nicky Pearcey
Lettings Negotiator

nicky@jeffreygross.co.uk



Comments by the Homeowner



Brynheulog

Total Area: 57.6 m² ... 620 ft²

All measurements are approximate and for display purposes only



Brynheulog

Pentwyn, Cardiff, CF23 7JF

PCM

£1,100 PCM



2 Bedroom(s)



1 Bathroom(s)



620.00 sq ft



Contact our
Penylan Branch

02920 499680

Jeffrey Ross are delighted to market this two bedroom house on Brynheulog in Pentwyn. The property is recently refurbished and ideally located with great access to the A48 taking you in and out of Cardiff. The ground floor briefly comprises of entrance hallway, W/C, modern kitchen with white goods included, large living room with French Door access to the rear garden which benefits from a small patio area and a lawn. To the first floor we have two large double bedrooms (one benefitting with built in storage) and a large bathroom with bath and overhead shower. The property is available UNFURNISHED and further benefits from two off-road parking spaces to the front of the house.

EPC Rating: C

Council Tax Band: D

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss 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 occupation contract.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		77	
(69-80) C			
(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	

