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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Ffordd Nowell*

PENYLAN



Comments by Mr Ryan Evans



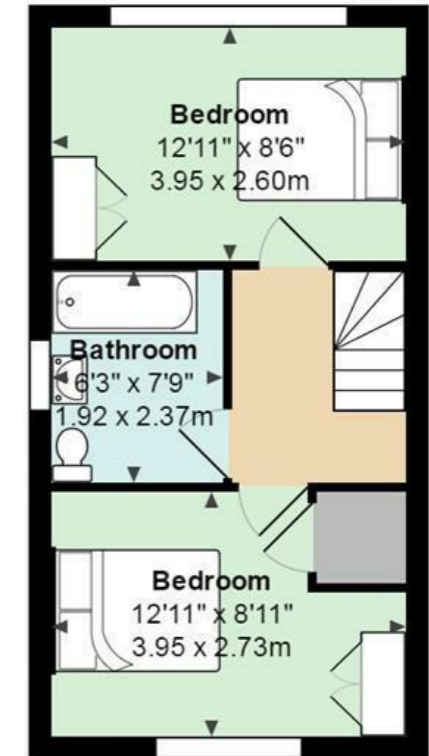
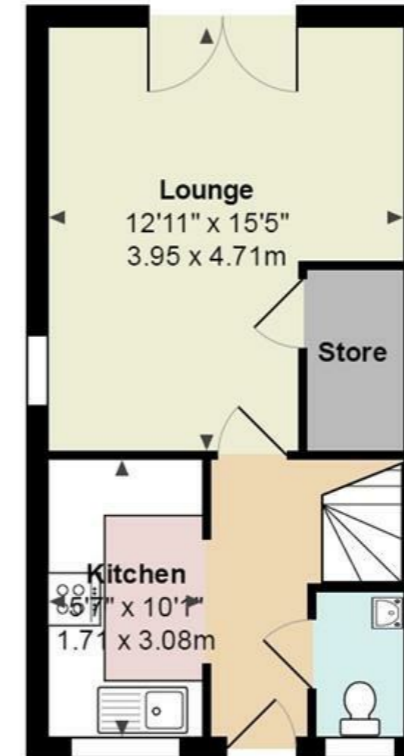
**Property Specialist**

**Mr Ryan Evans**

Administrator

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## Ffordd Nowell, Penylan

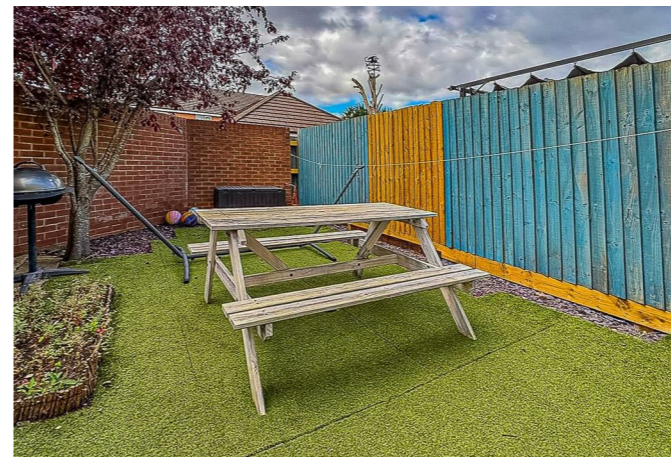


Total Area: 667 ft<sup>2</sup> ... 62.0 m<sup>2</sup>

All measurements are approximate and for display purposes only

Comments by the Homeowner





# Ffordd Nowell

*Penylan, Cardiff, CF23 9FB*

PCM

**£1,150 PCM**



2 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our  
***Penylan Branch***

02920 499680

Located in the quiet, yet extremely popular and ever-convenient Ffordd Nowell estate in Penylan (just off Colchester Avenue) is this very neatly presented two bedroom, semi-detached house with rear, patio garden. Perfect for a professional couple or small family, this unfurnished accommodation comprises; entrance hallway with modern-fitted kitchen (complete with electric hob and full appliances to include a dishwasher,) small WC, exposed staircase and doorway leading into spacious, bright lounge area. Finished with a stylish laminate, the lounge also offers large storage cupboard and double doors leading into the rear garden - in being end of terrace, the garden also offers side entrance onto the street (handy for rubbish!) Upstairs are two double bedrooms, the smaller of which coming with storage cupboard. The property is completed by family bathroom with bathtub and shower over.

Unfurnished. Gas Central Heating. Allocated parking for one car. Floor plan available.

EPC RATING of C.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(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

