

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



LLANTWIT STREET  
CATHAYS









## LLANTWIT STREET

CATHAYS, CF24 4AJ - £975 PCM

 1 Bedroom(s)  1 Bathroom(s)  299.00 sq ft

Within a brilliant, central Cathays location is this fair-sized one bedroom flat located just opposite the Students Union and just a 5 minute walk into the City Centre. Located on the first-floor, the property comprises modern fitted-kitchen through to living space, large family bathroom and double bedroom. The property has been furnished to smart standard. Ideal for a single person or couple.

EPC RATING of D.  
COUNCIL TAX BAND of B.

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.



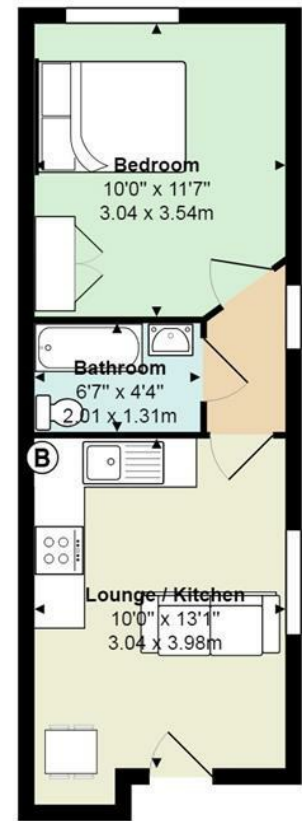
### PROPERTY SPECIALIST

Mr Rhys Carter  
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Lettings





Llantwit Street, Cathays



Total Area: 299 ft² ... 27.8 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 