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Heol Layard

CARDIFF

VALE

CAERPHELLY

BRISTOL



Comments by Mr Nicky Pearcey

Property Specialist
Mr Nicky Pearcey
Lettings Negotiator

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Heol Layard, Tremorfa



Total Area: 82.7 m² ... 890 ft²

All measurements are approximate and for display purposes only

Comments by the Homeowner





Heol Layard

, Cardiff, CF24 2SB

PCM

£1,150 PCM



3 Bedroom(s)



2 Bathroom(s)



882.00 sq ft



Contact our
Penylan Branch

02920 499680

Jeffrey Ross are delighted to market this recently refurbished three bedroom home on Heol Layard in Tremorfa. The property is ideally located just minutes away from all the amenities of Newport Road which leads you both in and out of Cardiff City Centre. The property itself comprises of entrance hallway, downstairs W/C, living room, large kitchen diner with appliances built in and french door access to a very well presented rear garden with decking, artificial grass and patio. To the first floor the property further comprises of bathroom with bath and shower overhead, two large double bedrooms and a single bedroom or office at the front. The property further benefits from a one car driveway and gas central heating.

EPC Rating: C

Council Tax Band: 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			
(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 	

