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CARDIFF

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*Mackintosh Place*



Comments by Mr Rhys Carter



**Property Specialist**  
**Mr Rhys Carter**  
Senior valuer

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Comments by the Homeowner

## Mackintosh Place



Total Area: 130.8 m<sup>2</sup> ... 1408 ft<sup>2</sup> (excluding garden area)  
All measurements are approximate and for display purposes only



# Mackintosh Place

, Cardiff, CF24 4RR

PCM

£1,350 PCM



3 Bedroom(s)



1 Bathroom(s)



1162.50 sq ft



Contact our  
**Penylan Branch**

02920 499680

Jeffrey Ross are pleased to present this beautiful and spacious three double bedroom, terraced house for rent. This stunning home has been recently modernised in areas throughout the property. The house provides an entrance hall, front lounge, sitting room, dining room, kitchen and further benefits from a utility room. The garden has been jet-washed and slabbed, utilising the great space outside. There is an outside W/C and a garage for storage. Upstairs there are three double bedrooms, large landing, shower main bathroom, making this a super family property or for couples/ two friends who would like plenty of space. Located in the Heart of Roath, just minutes walk from Albany Road, Roath Park, and a stones throw from Cardiff City Centre. Please call Jeffrey Ross on 02920499680 to book in and avoid disappointment. PLEASE NOTE THIS PROPERTY HAS NOT GOT A HMO LICENSE AND IS THEREFORE NOT SUITABLE FOR 3x UNRELATED SHARERS. FAMILIES OR 2x SHARERS ONLY.

Council Tax - E  
EPC - D

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

