

www.jeffreyross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL





Comments by Mr Gwyn Davies

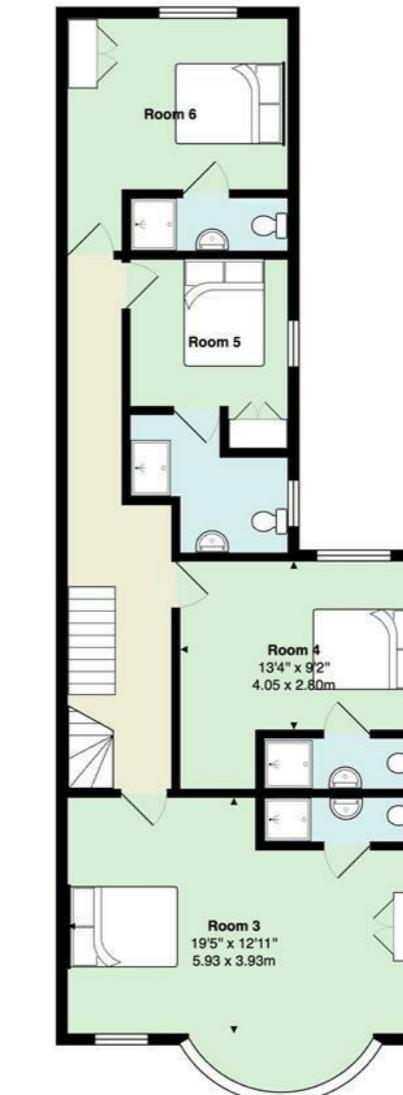


Property Specialist
Mr Gwyn Davies
Lettings Manager

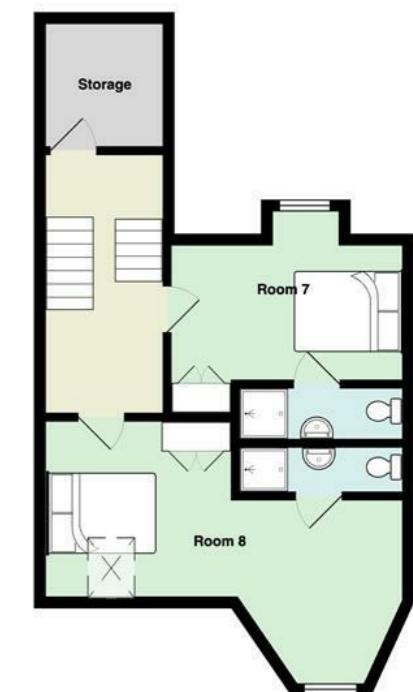
gwyn@jeffreyross.co.uk



Comments by the Homeowner



79 Shirley Road
Total Area: 2259 ft² ... 209.8 m²
All measurements are approximate and for display purposes only



Shirley Road

, Cardiff, CF23 5HL

PCM

£695 PCM



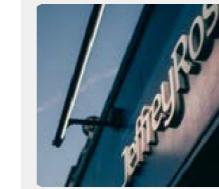
1 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our
Penylan Branch

02920 499680

Jeffrey Ross are delighted to market these incredibly spacious en-suite rooms to rent on the ever popular Shirley Road in Roath. The property is ideally located across the road from Roath Park and Roath Lake whilst also being walking distance to the amenities of Wellfield Road. This property comprises of 8 x spacious double bedrooms, all with en-suites with walk in showers, large entrance hallway, communal living room, fitted kitchen with appliances, rear garden with side access ideal for bike storage! All rooms come fully furnished with all bills included (gas, water, electric, council tax and superfast WiFi!). Fortnightly cleaning of the communal areas is also included in the rental price.

EPC Rating: 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.





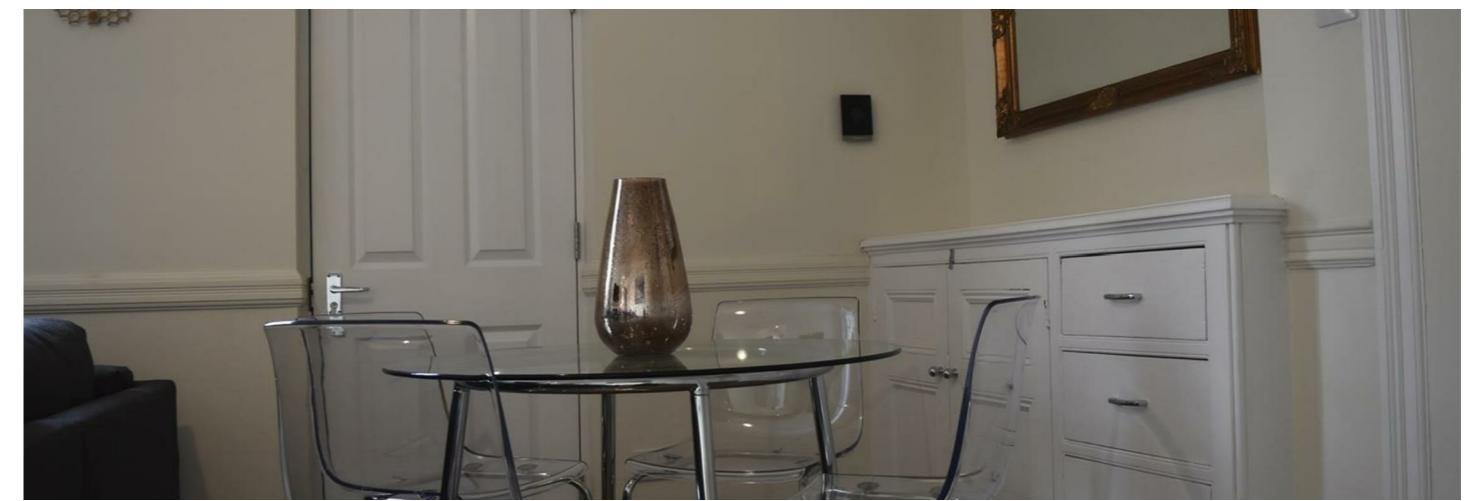
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		