

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

PEN-Y-WAIN ROAD

PENYLAN



# PEN-Y-WAIN ROAD

PENYLAN, CF24 4GE - £1,175 PCM

3 bedroom(s) 1 bathroom(s) sq ft

This well presented three bedroom first floor apartment is located in the Heart of Roath and within walking distance to the Rec, lake and local amenities. The property benefits from its own entrance to the rear, large entrance hallway (that has been used as a dining area as its that big) good size bathroom with separate newly fitted shower and bath, separate w.c. Two very good size double bedrooms and a smaller third / study. Impressive size separate lounge and large fitted kitchen. To the rear is a small garden and bbq area.


Unfortunately due to local council licensing restrictions this property is not suitable for three adult sharers.

ALTERNATIVE DEPOSIT OPTIONS AVAILABLE, PLEASE ENQUIRE

Council tax band D  
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.



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

**PROPERTY SPECIALIST**

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Senior valuer