

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



WOODVILLE ROAD





WOODVILLE ROAD

, CF24 4NW - £1,300 PCM



2 Bedroom(s)



1 Bathroom(s)



sq ft

Jeffrey Ross are very pleased to present, new to the market this beautifully presented two bedroom house. This property has recently been updated throughout to a high standard and is in a very convenient location with close proximity to Crwys Road, Albany Road, City Road and Cathays train station. This property consists of a good sized living room to the front of the house, with a sofa. Then you lead into the dining room which is a half open with the kitchen which creates a lovely space. The dining room comes with a dining table and chairs whilst the kitchen is equipped with fridge freezer, washing machine, cooker and oven. To the rear, the property further benefits from a stunning garden. The perfect way to enjoy the sunshine from your own home! To the upstairs, the family bathroom, which is a decent size and comes with a bathtub with shower over-head. Two double bedrooms are within the property, one of which is equipped with a double bed. Lastly, there is an attic room to use potentially as a home office or extra storage if needs be. The perfect property for a couple or two sharers!

EPC - D
Council Tax - 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.

PROPERTY SPECIALIST

Mr Rhys Carter
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Lettings





Total Area: 91.3 m² ... 982 ft²
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	