

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



SANDERLING DRIVE
ST. MELLONS





SANDERLING DRIVE

ST. MELLONS, CF3 0DH - £975 PCM

 2 Bedroom(s)  1 Bathroom(s)  596.00 sq ft

Jeffrey Ross are pleased to advertise this newly refurbished two bedroom house on Sanderling Drive in St Mellons. The property is ideally located in a family friendly area with easy access to the A48 to take you in and out of Cardiff. The property itself comprises of an entrance hallway, spacious living room leading to a separate kitchen with a modern finish, rear garden with patio and lawn. The first floor of the property comprises of two double bedrooms, both with built in wardrobes and a family bathroom with bath and shower over head (shower curtain to be installed). The property further benefits from one off road parking space on the driveway and Gas Central Heating.

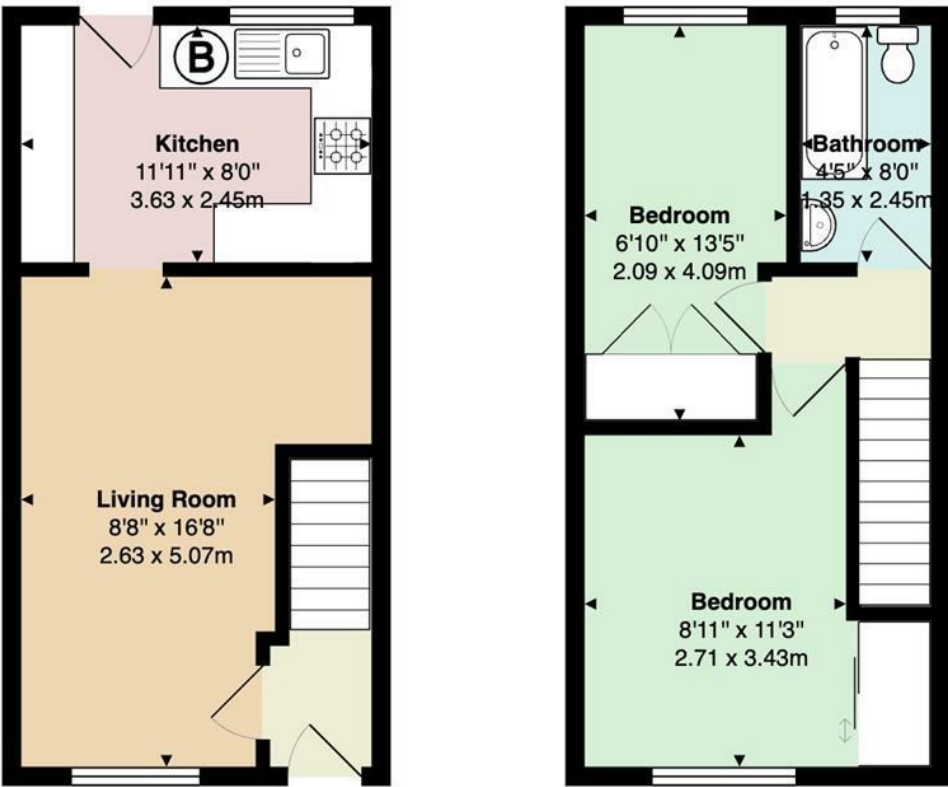
EPC Rating: D
Council Tax Band: C

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.

PROPERTY SPECIALIST

Mr Gwyn Davies
gwyn@jeffreycross.co.uk
Lettings Manager





Sanderling Drive
Total Area: 596 ft² ... 55.4 m²
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	