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CARDIFF

VALE

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BRISTOL



*Windhover Close*

ST. MELLONS



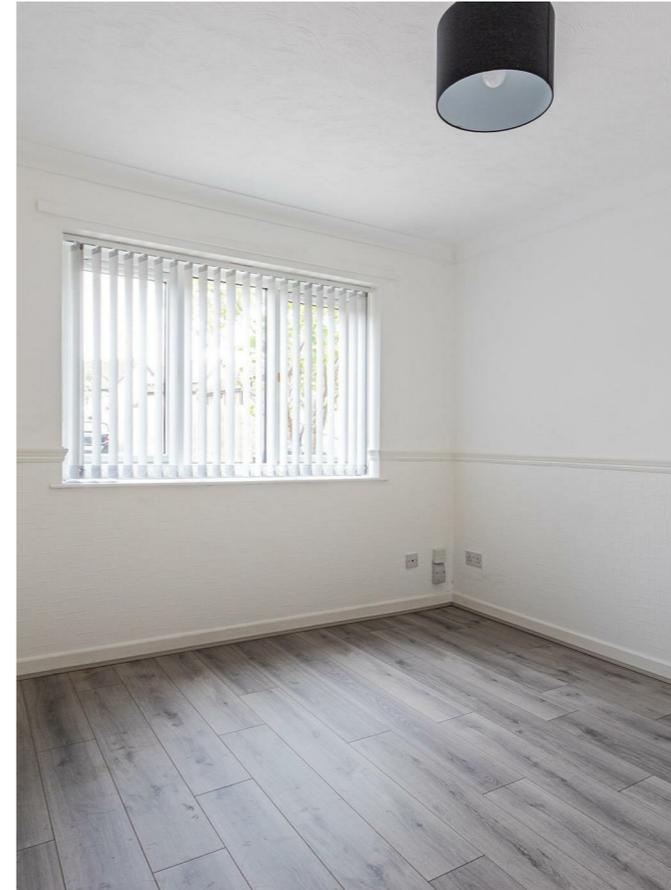
Comments by Mr Nicky Pearcey

**Property Specialist**  
Mr Nicky Pearcey  
Lettings Negotiator

[nicky@jeffreygross.co.uk](mailto:nicky@jeffreygross.co.uk)

Comments by the Homeowner





# Windhover Close

St. Mellons, Cardiff, CF3 0PG

PCM

£1,150 PCM



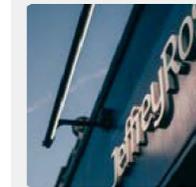
2 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our  
**Penylan Branch**

02920 499680

Jeffrey Ross are delighted to market this refurbished two bedroom house on Windhover Close in St Mellons. The property has been refurbished to a high standard throughout and comprises of entrance hallway, living room with separate diner and newly fitted kitchen leading to a rear garden featuring patio and lawn. The first floor of the property further benefits from two double bedrooms and a family bathroom with bath and shower overhead. The property is offered unfurnished and has two off-road parking spaces.

EPC Rating: C  
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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

