

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



ARRAN STREET









## ARRAN STREET

, CF24 3HT - £1,400 PCM

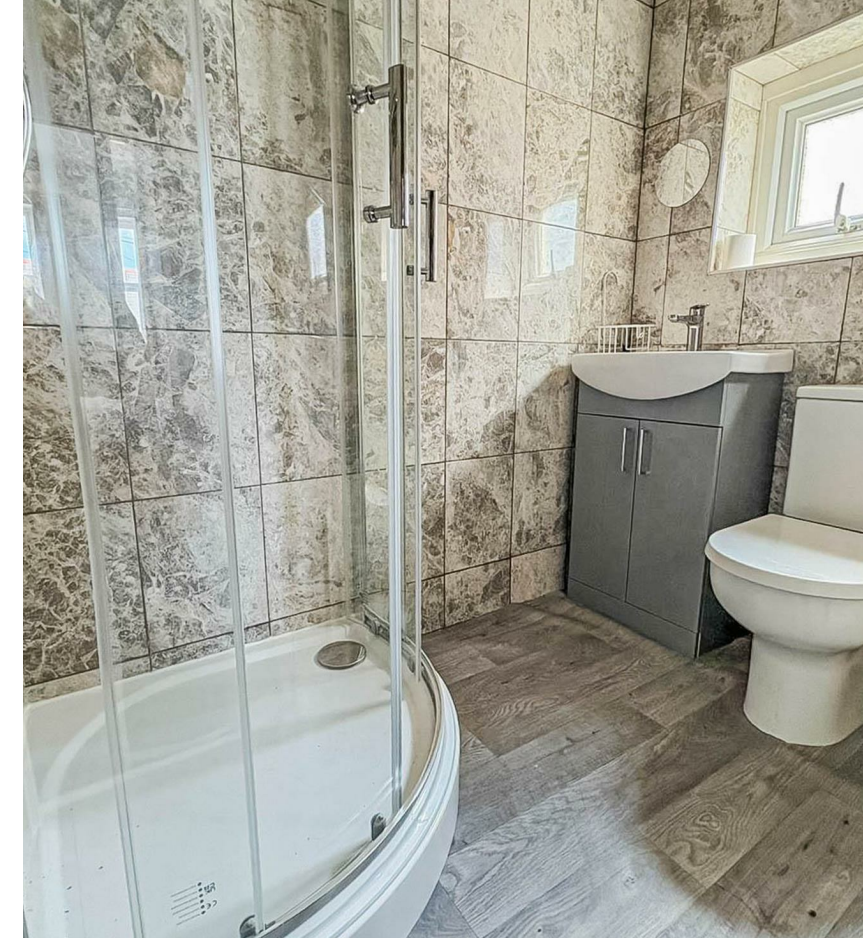
 3 Bedroom(s)  2 Bathroom(s)  sq ft

New to the market - Jeffrey Ross are pleased to present this newly refurbished three bedroom terraced property. The three-bedroom terraced house is perfectly situated close to local shops, cafes, and everyday amenities. Finished to a good standard throughout, the property offers stylish and comfortable living spaces ready for immediate occupation. The well-appointed kitchen comes with white goods included, adding extra convenience for tenants. With its practical layout, and sought-after location, this home is ideal for professionals looking for a move-in ready property. Furthermore, the property benefits from two bathrooms and three double bedrooms.

PLEASE NOTE THIS PROPERTY DOES NOT HAVE A HMO LICENSE AND IS THEREFORE NOT SUITABLE FOR 3 OR MORE SHARERS.

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  
[rhys.carter@jeffreycross.co.uk](mailto:rhys.carter@jeffreycross.co.uk)  
Lettings





Arran Street



Total Area: 107.1 m² ... 1153 ft²  
All measurements are approximate and for display purposes only

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	