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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Walker Road*

SPLOTT

SWIFT

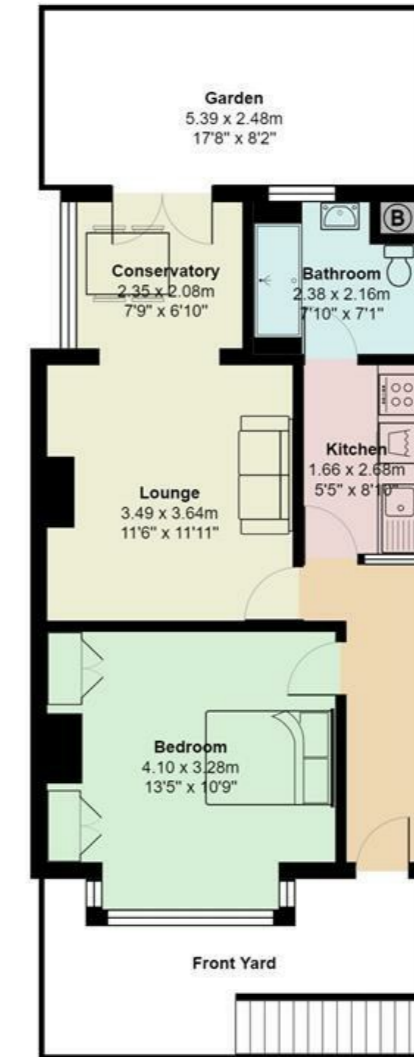


Comments by Mr Nicky Pearcey

**Property Specialist**  
**Mr Nicky Pearcey**  
Lettings Negotiator

nicky@jeffreygross.co.uk

## Walker Road, Splott

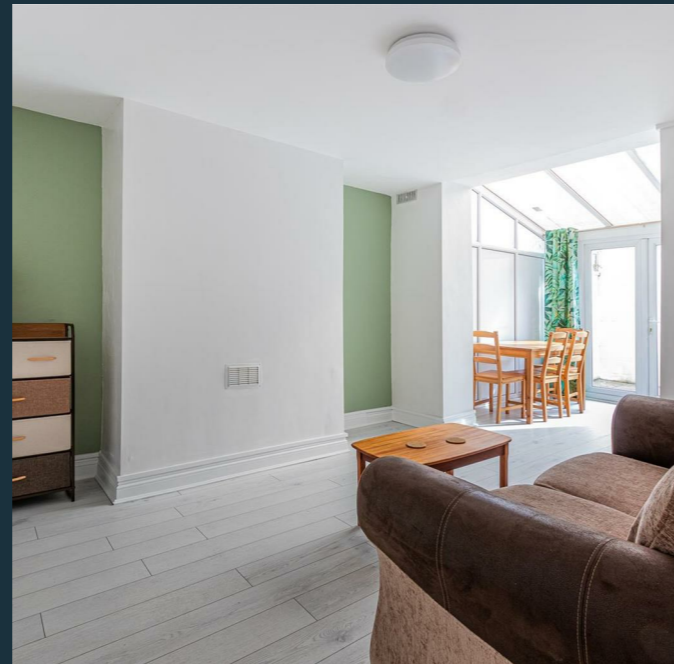


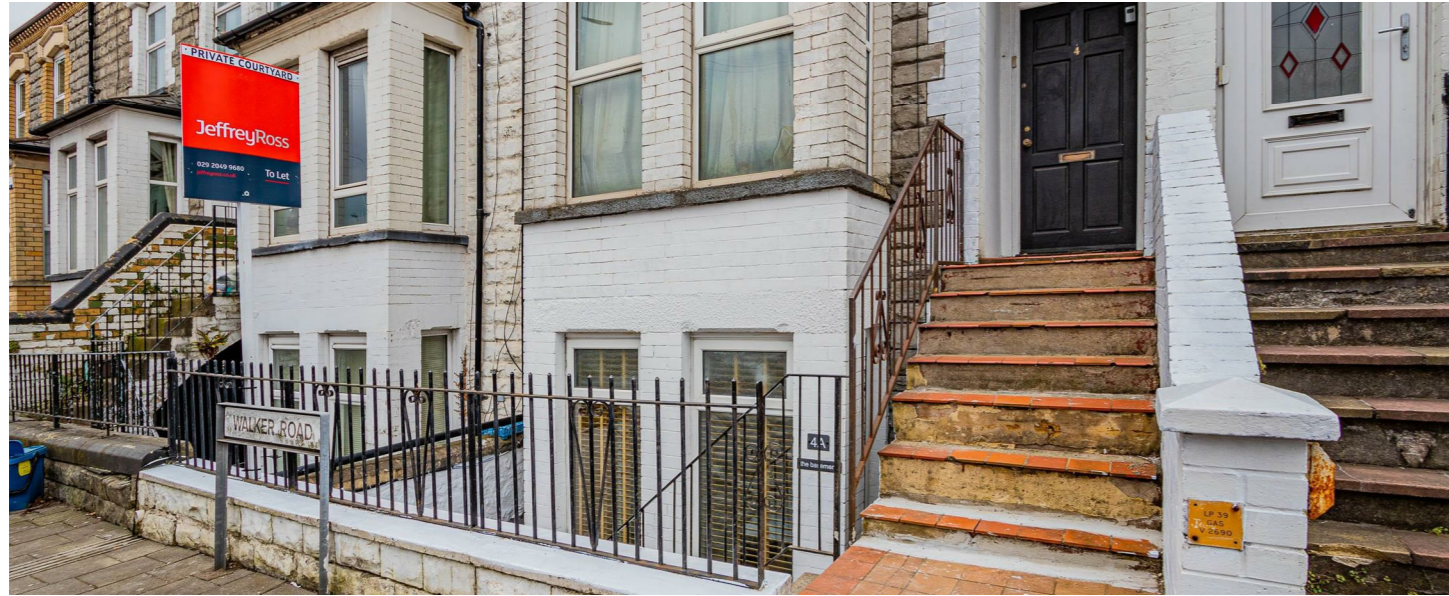
Total Area: 50.6 m<sup>2</sup> ... 545 ft<sup>2</sup> (excluding garden, front yard)

All measurements are approximate and for display purposes only

*Immaculate one-bedroom apartment with a garden and within walking distance of the City Centre*

Comments by the Homeowner





# Walker Road

Splott, Cardiff, CF24 2EJ

PCM

£900 PCM



1 Bedroom(s)



1 Bathroom(s)



545.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

Within walking distance of the City Centre and in a central, Splott location is this immaculately presented, one bedroom BASEMENT apartment that has access to a private courtyard garden (front and back.) Recently re-decorated in 2024, the spacious apartment offers private entrance and spacious, bay-fronted double bedroom with fitted wardrobes. A modern-fitted kitchen is offered with appliances to include an electric hob and washing machine. A lovely bathroom suite is located to the rear of the apartment with large shower. The lounge is a great space and offers dining space, conservatory and access to the garden. Available furnished, the property would be a great option for a couple.

GAS CENTRAL HEATING. FLOOR PLAN AVAILABLE. STREET PARKING.

EPC RATING of C  
COUNCIL TAX BAND of A (cheapest banding.)

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) A			
(81-91) B			
(69-80) C		74	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 