

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



WERFA STREET









## WERFA STREET , CF23 5EW - £900 PCM

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

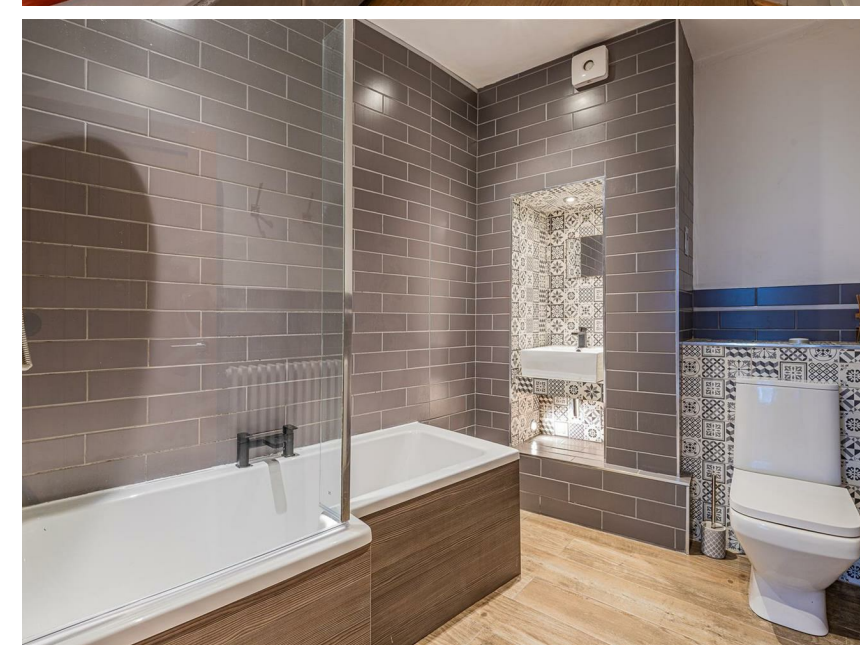
New to the market, Jeffrey Ross are pleased to present this beautiful one bedroom apartment. With a close proximity to Roath Park and all local amenities including Wellfield Road and Albany Road. This property also has great transport links to Cardiff City Centre and is close to Heath Hospital/UHW. This property consists of entrance porch leading into a great sized living room. The living room is equipped with a sofa, dining table and chairs. Just off the living space is an immaculately presented kitchen which comes with a fridge freezer, electric cooker and oven. There is a bit of space in between the bathroom and the bedroom which is home to the washing machine. The bathroom is a large space which comes with a bathtub and shower over head. Finally the bedroom, which is neatly presented. We have a double bed and a large wardrobe for storage. This property is perfect for a professional couple or single!

Council tax- B  
EPC - D

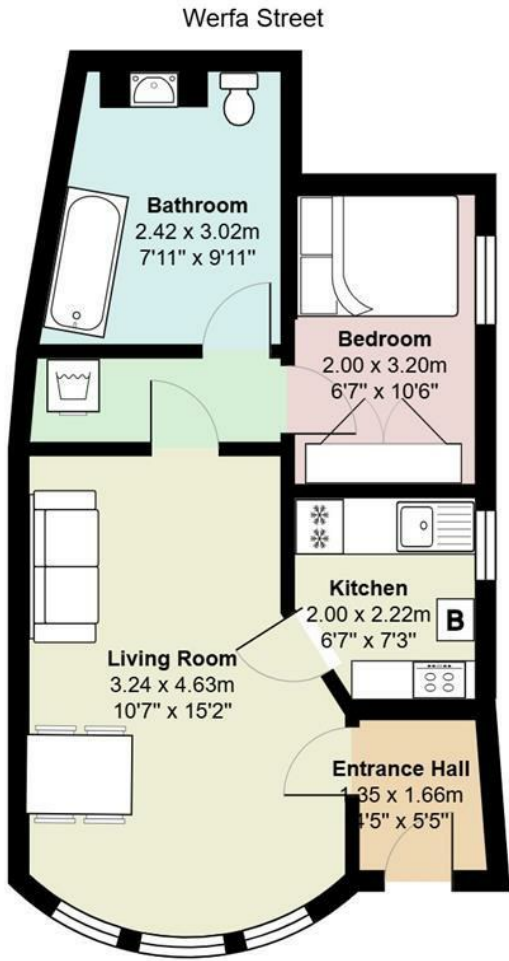
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or 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  
[rhys.carter@jeffreygross.co.uk](mailto:rhys.carter@jeffreygross.co.uk)  
Lettings







Total Area: 41.0 m<sup>2</sup> ... 441 ft<sup>2</sup>  
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 