

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



RAILWAY STREET
SPLOTT

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SPLOTT, CF24 2NF - £1,150 PCM

2 bedroom(s) 1 bathroom(s) sq ft

New to market, spacious two bedroom mid terraced home is ideal for a couple or two sharers. You'll love the spacious lounge, dining room and separate kitchen with appliances, access to rear outside space. To the first floor are two double bedrooms, and first floor family bathroom. Property is located in the popular Splott area within walking distance to Cardiff City Centre and many more amenities. Available unfurnished but with fridge-freezer, oven, hob and dishwasher being provided.

Council Tax Band D
EPC Rating E

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

PROPERTY SPECIALIST
Mr Rhys Carter
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Senior valuer

Railway Street, Splott



Total Area: 101.0 m² ... 1087 ft²
All measurements are approximate and for display purposes only