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Hollybush Road

CARDIFF

VALE

CAERPHILLY

BRISTOL



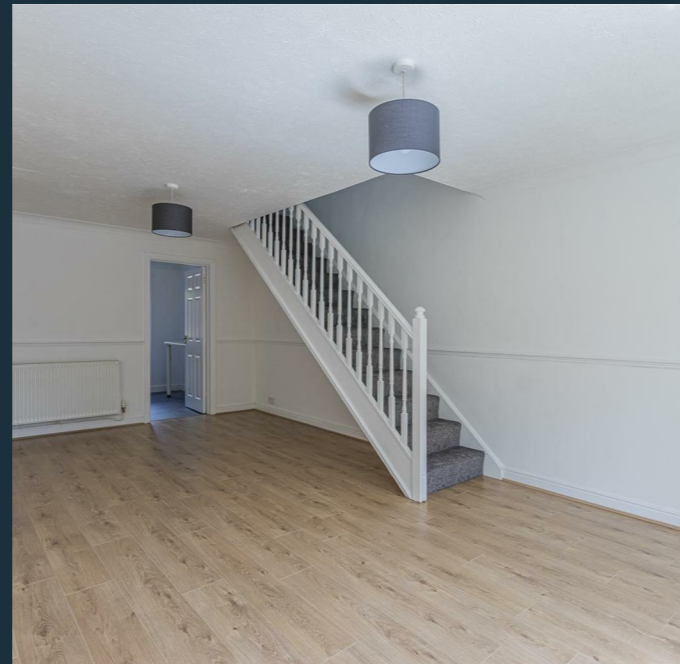
Comments by Ms Gemma Simmonite



Property Specialist
Ms Gemma Simmonite
Lettings Negotiator

gemma.simmonite@jeffreycross.co.uk

Comments by the Homeowner





Hollybush Road

, Cardiff, CF23 6SZ

PCM

£1,375 PCM



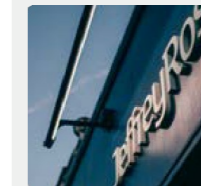
3 Bedroom(s)



1 Bathroom(s)



731.00 sq ft



Contact our
Penylan Branch

02920 499680

Jeffrey Ross are delighted to market this freshly decorated and newly carpeted three bedroom house on Hollybush Road in Cyncoed. Ideally located just five minutes away from the A48 and walking distance from St Davids School. The house comprises of large living room/diner with a separate kitchen to the rear with a washing machine, gas hob and electric oven included. To the first floor we have a double bedroom with built in wardrobes, a smaller double and another single bedroom or study and a bathroom with walk in shower. The property further benefits from a large patio garden and a two car driveway. The property is offered unfurnished. Available from June 16th

EPC Rating: C
Council Tax Band: D

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.



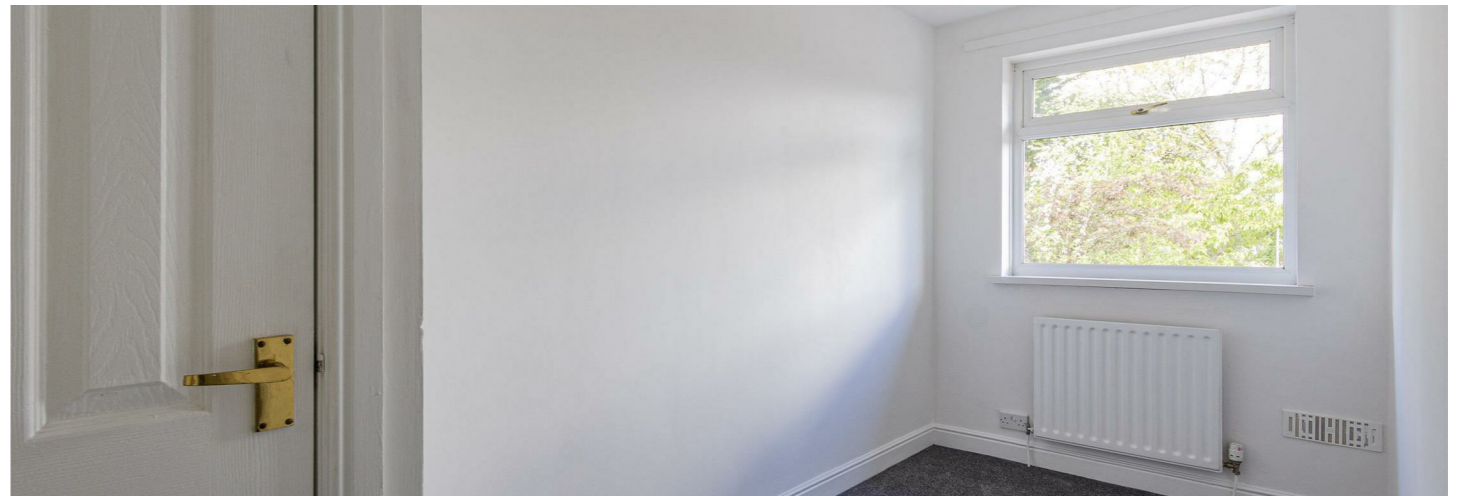
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

