

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



LLANISHEN STREET  
GABALFA









## LLANISHEN STREET

GABALFA, CF14 3QB - £1,500 PCM



3 Bedroom(s)



2 Bathroom(s)



912.00 sq ft

Jeffrey Ross are pleased to market this spacious first floor, three bedroom duplex apartment on the ever popular Llanishen Street in Heath. The property is ideally located just minutes from the amenities of Whitchurch Road, University Hospital and access out of Cardiff via both the A470 and A48. The property briefly comprises of entrance hallway, separate kitchen with appliances included, WC, family bathroom with bath and shower overhead, double bedroom, large living room with bay fronted windows to the front of the building. The second floor of the apartment further comprises of double bedroom an exceptionall large double bedroom benefiting from built in storage and en-suite. The property is offered fully furnished and further benefits from Gas Central Heating.

EPC Rating:  
Council Tax Band:

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

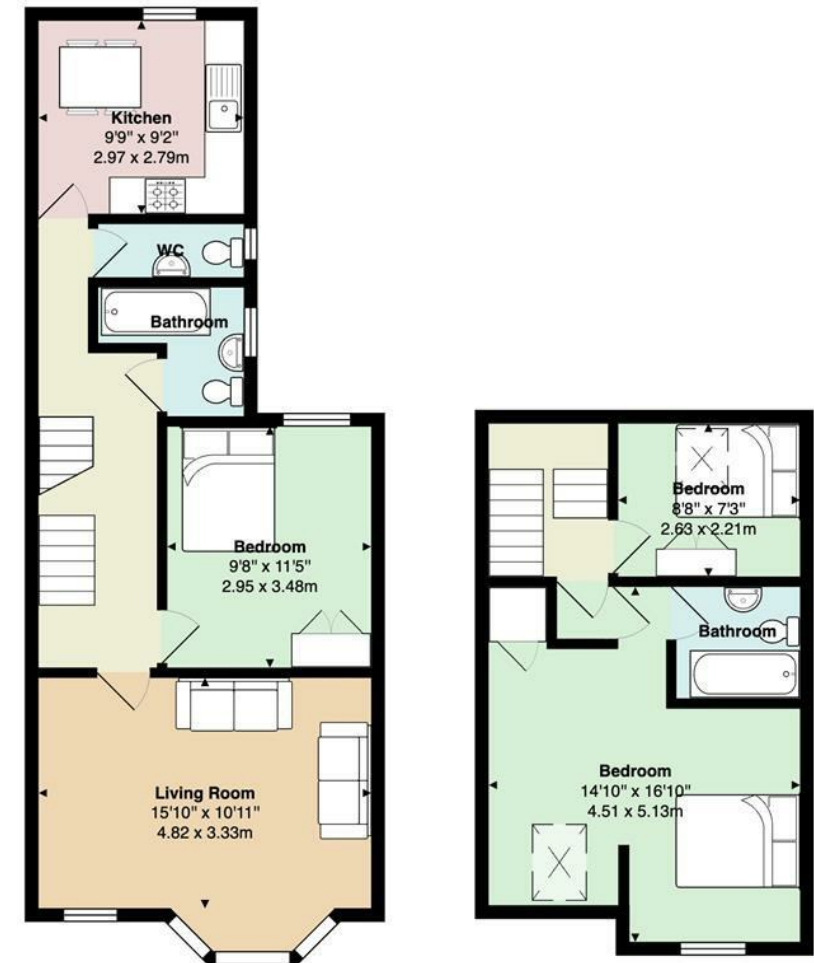
Mr Gwyn Davies  
gwyn@jeffreycross.co.uk  
Lettings Manager







Llanishen Street, Heath, Cardiff



TFF, 3 Llanishen Street  
Total Area: 912 ft² ... 84.7 m²  
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<br>2002/91/EC |           |