

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



PHOENIX WAY





## PHOENIX WAY , CF14 4PR - £1,395 PCM

 3 Bedroom(s)  2 Bathroom(s)  sq ft

Jeffrey Ross are pleased to market this beautifully presented three bedroom townhouse which is furnished to a high standard. With close proximity to heath hospital and great links to City Centre and plenty of local amenities nearby. On the ground floor you will find the lounge with French doors onto the small courtyard garden, a wc , large storage cupboard ideal for coats and boots and a door leading to the integral garage. There will be no access to the garage during the tenancy. The light and modern kitchen/diner equipped with dishwasher, washing machine, fridge/freezer and dining table and chairs can be found on the first floor along with more storage cupboards and a large double bedroom, with a super king bed and french doors leading to the lovely balcony overlooking the front of the property. The top floor consists of two further double bedrooms both with fitted wardrobes, one benefits from an en-suite shower room and a modern family bathroom. There is one off road parking space and plenty of on street parking available.

EPC - C  
Council Tax - F

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**  
Ms Cody Byrne  
cody@jeffreycross.co.uk  
Property Management Co-ordinator

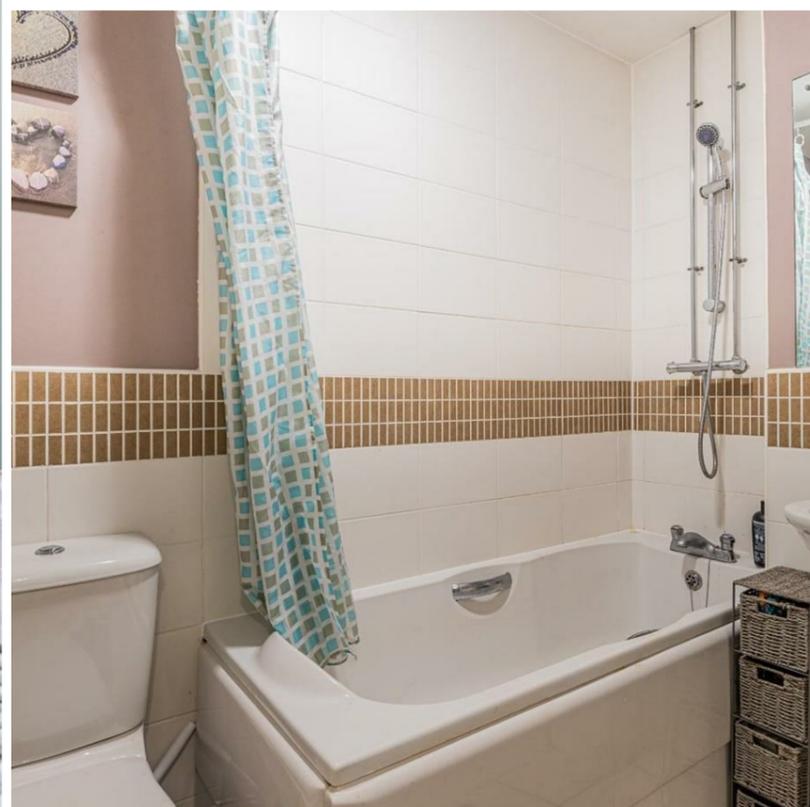




Total Area: 115.0 m<sup>2</sup> ... 1238 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Phoenix Way, Heath



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	