

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ADVENTURERS QUAY
CARDIFF BAY





ADVENTURERS QUAY

CARDIFF BAY, CF10 4NP - £1,750
PCM

 3 Bedroom(s)  3 Bathroom(s)  1616.00 sq ft

WATER RATES INCLUDED** Gated community with on-site caretaker. An extremely large Cardiff Bay town house with beautiful water views - located in the gated 'Adventurers Quay' development. The property is offered UNFURNISHED and is entered via wide entrance hallway and briefly comprises; downstairs kitchen diner with double doors leading to a rear courtyard with gorgeous water views - Cardiff Bay living at its very best, especially in summer! On the first level is a large and bright lounge with fireplace and access onto small balcony - also with lovely views. The house offers three double bedrooms, two with ensuite bathroom and a separate family bathroom with bathtub. The property further comes equipped with excellent storage options in the form of a garage along with generous internal storage cupboards. A lovely house. Gas Central Heating.

COUNCIL TAX BAND of F.
EPC RATING of C.

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@jeffreypass.co.uk
Property Management Co-ordinator

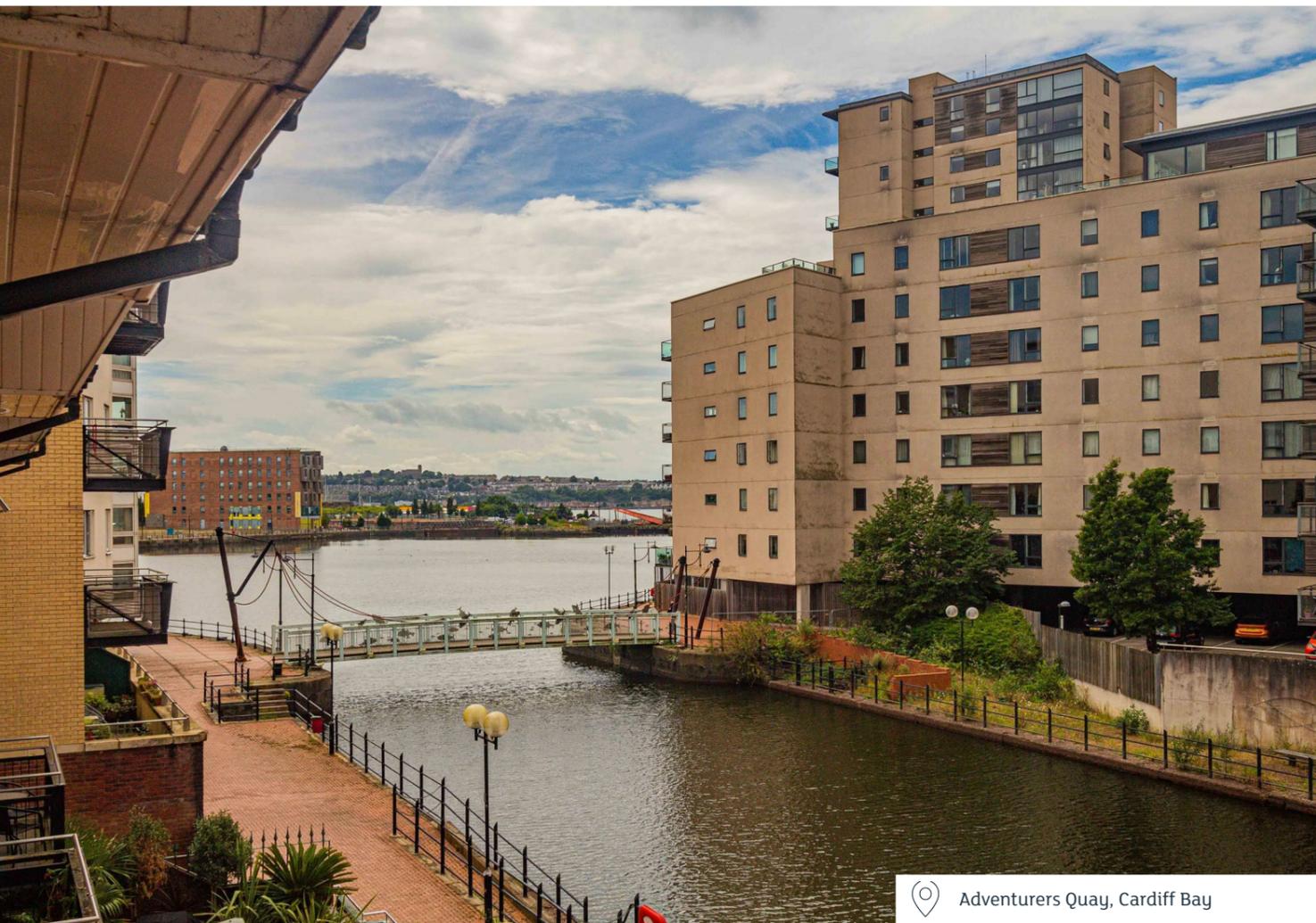




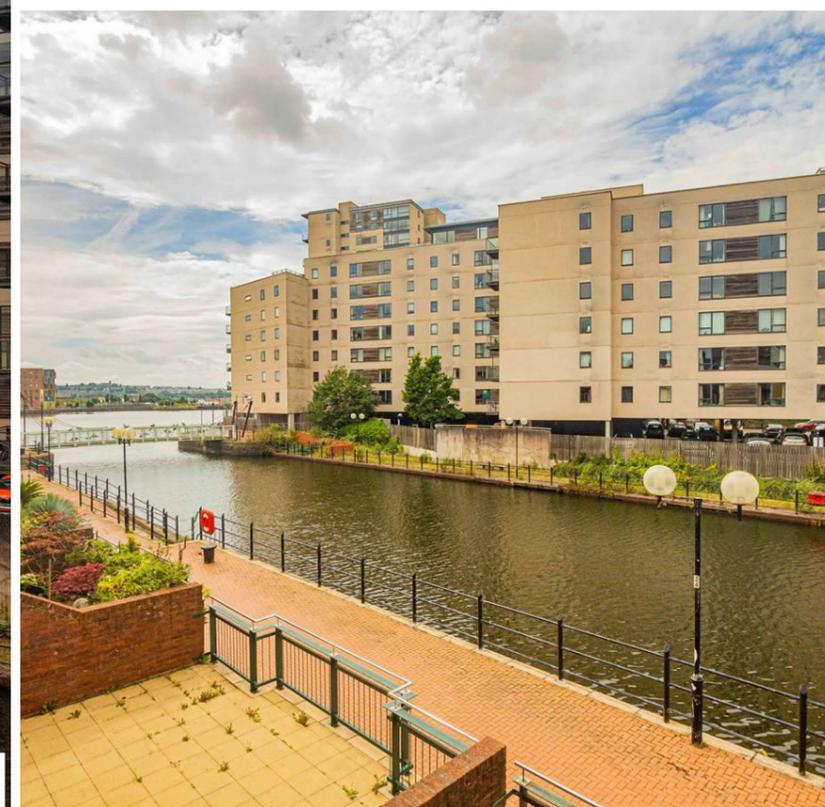
Adventurers Quay, Cardiff Bay



Total Area: 150.1 m² ... 1616 ft² (excluding balcony)
All measurements are approximate and for display purposes only



Adventurers Quay, Cardiff Bay



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		73	85
		EU Directive 2002/91/EC	