

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

FFORDD NOWELL
PENYLAN







FFORDD NOWELL

PENYLAN, CF23 9FB - £1,100 PCM

 2 Bedroom(s)  1 Bathroom(s)  sq ft

Located in the quiet, yet extremely popular and ever-convenient Ffordd Nowell estate in Penylan (just off Colchester Avenue) is this very neatly presented two bedroom, semi-detached house with rear, patio garden. Perfect for a professional couple or small family, this unfurnished accommodation comprises; entrance hallway with modern-fitted kitchen (complete with electric hob and full appliances to include a dishwasher,) small WC, exposed staircase and doorway leading into spacious, bright lounge area. Finished with a stylish laminate, the lounge also offers large storage cupboard and double doors leading into the rear garden - in being end of terrace, the garden also offers side entrance onto the street (handy for rubbish!) Upstairs are two double bedrooms, the smaller of which coming with storage cupboard. The property is completed by family bathroom with bathtub and shower over.

Unfurnished. Gas Central Heating. Allocated parking for one car. Floor plan available.

AVAILABLE 17-06-2017

EPC RATING of B.
COUNCIL TAX BAND of D.

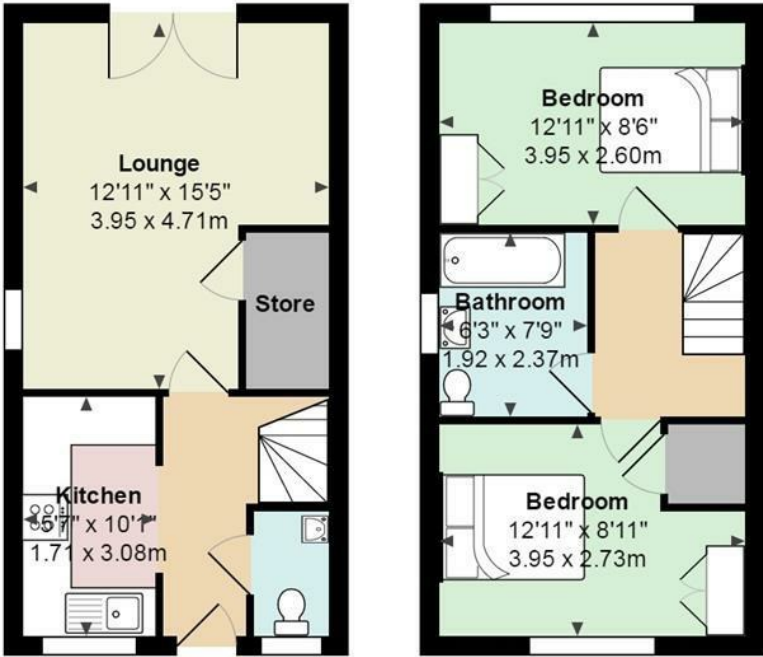
Administration fees and charges are excluded and WILL apply. For one tenant this will equate to £234.00 incl. VAT (£195.00 + VAT) and £60.00 incl. VAT (£50.00 + VAT) will be charged for each additional tenant thereafter.

PROPERTY SPECIALIST

Mr Rhys Carter
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Lettings



Ffordd Nowell, Penylan



Total Area: 667 ft² ... 62.0 m²
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(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	