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CARDIFF VALE CAERPHILLY BRISTOL



Llanbleddian Gardens

CATHAYS



Comments by Mr Ryan Evans



Property Specialist
Mr Ryan Evans
Administrator

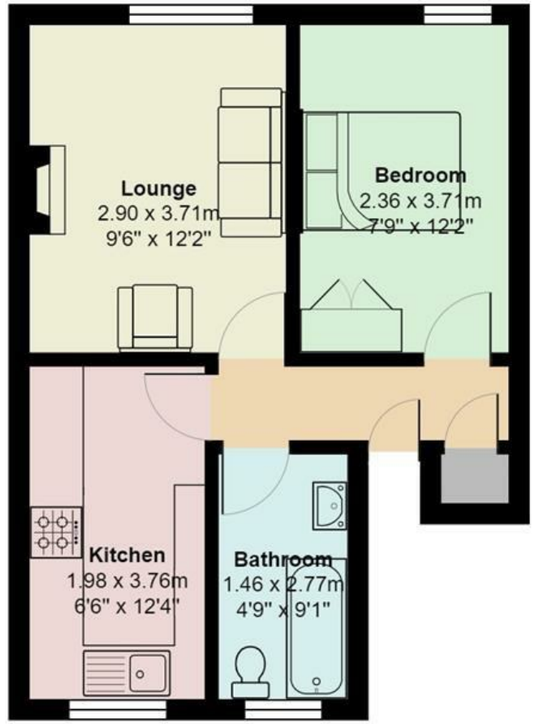
ryan@jeffreyross.co.uk

Very spacious top-floor one bedroom flat in the middle of the action in Cathays.

Comments by the Homeowner



Llanbleddian Gardens, Cathays



Total Area: 36.6 m² ... 393 ft²

All measurements are approximate and for display purposes only





Llanbleddian

Cathays, Cardiff, CF24 4AT

PCM

£775 PCM

1 Bedroom(s) | 1 Bathroom(s) | 393.00 sq ft



Contact our
Penylan Branch
02920 499680

Spacious, top-floor one bedroom flat that is located within 50m of the Students Union and within a 10 minute walk of the City Centre. Llanbleddian Garden, Cathays is one of the areas favourite streets, popular for its locality to the University and City Centre. Available for rent here is an extremely spacious, top-floor, one bedroom apartment that would be a great option for a single person or couple looking to be within the thick of the action in Cathays and central Cardiff and not paying over the odds. The property offers separate lounge to the front of the property, a separate, spacious fitted kitchen with breakfast bar and a generous sized double bedroom. A bathroom suite completes the property offering bathtub and shower over. Street parking is available to the front of the property with Cardiff Council permits. A very good opportunity!

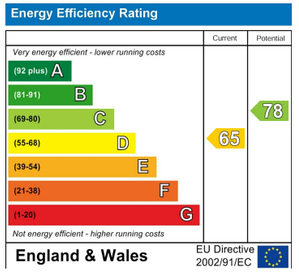
FLOOR PLAN AVAILABLE. GAS CENTRAL HEATING. UNFURNISHED.

EPC RATING of D
COUNCIL TAX BAND of C

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.






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
65
78
England & Wales
EU Directive 2002/91/EC