

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



ABERDOVEY STREET









## ABERDOVEY STREET

, CF24 2ER - £1,150 PCM



2 Bedroom(s)



1 Bathroom(s)

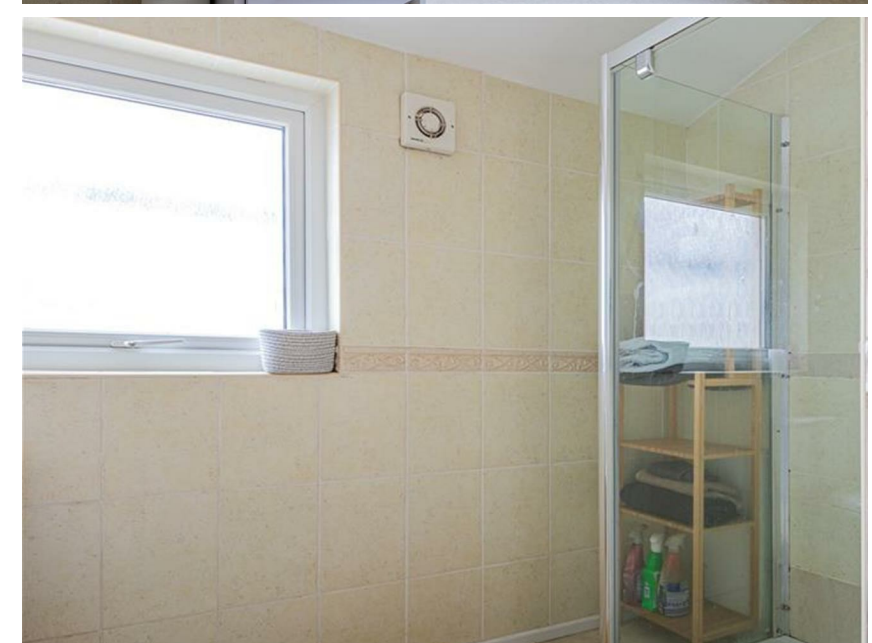


sq ft

Jeffrey Ross are delighted to market this furnished two bedroom house on Aberdovey Street in Splott. The property is ideally located just 10 minutes from the City Centre. The property briefly comprises of open plan living room / diner with a separate kitchen with appliances included. The first floor benefits from two double bedrooms and a family bathroom with a walk in shower. The property is offered fully furnished and further benefits from a low maintenance rear garden and Gas Central Heating.

Council Tax Band: C  
EPC Rating: D

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.

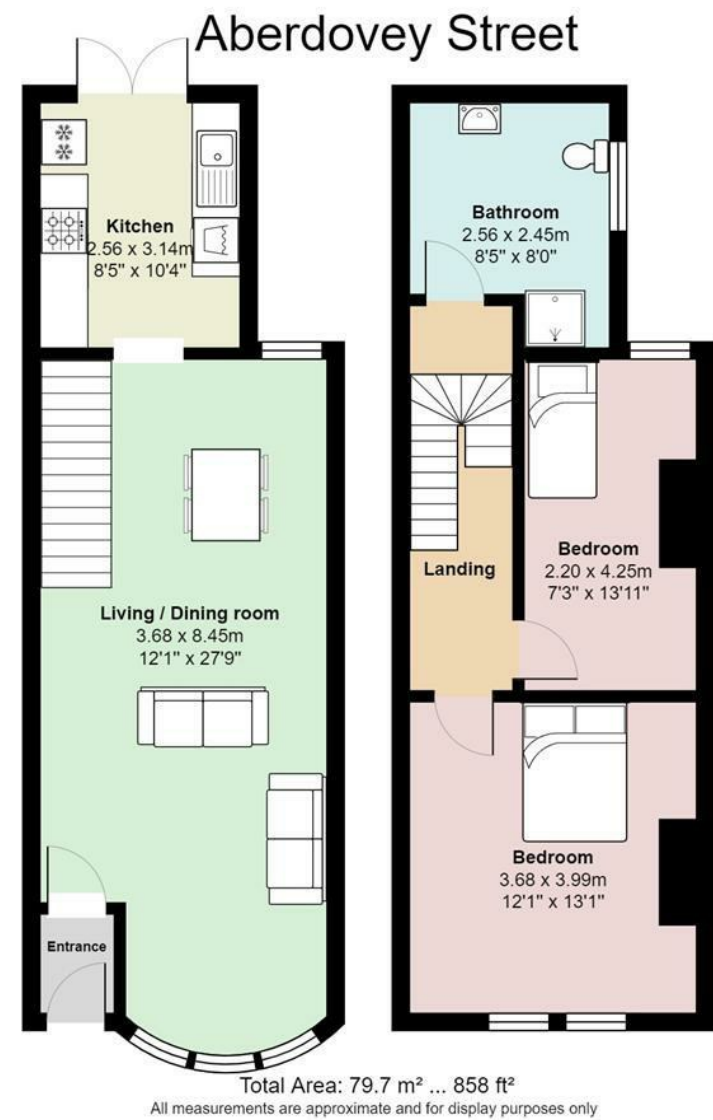


### PROPERTY SPECIALIST

Mr Rhys Carter  
[rhys.carter@jeffreygross.co.uk](mailto:rhys.carter@jeffreygross.co.uk)  
Lettings







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	