

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



GELLIGAER STREET  
CATHAYS









## GELLIGAER STREET

CATHAYS, CF24 4LB - £1,555 PCM



3 Bedroom(s)



1 Bathroom(s)



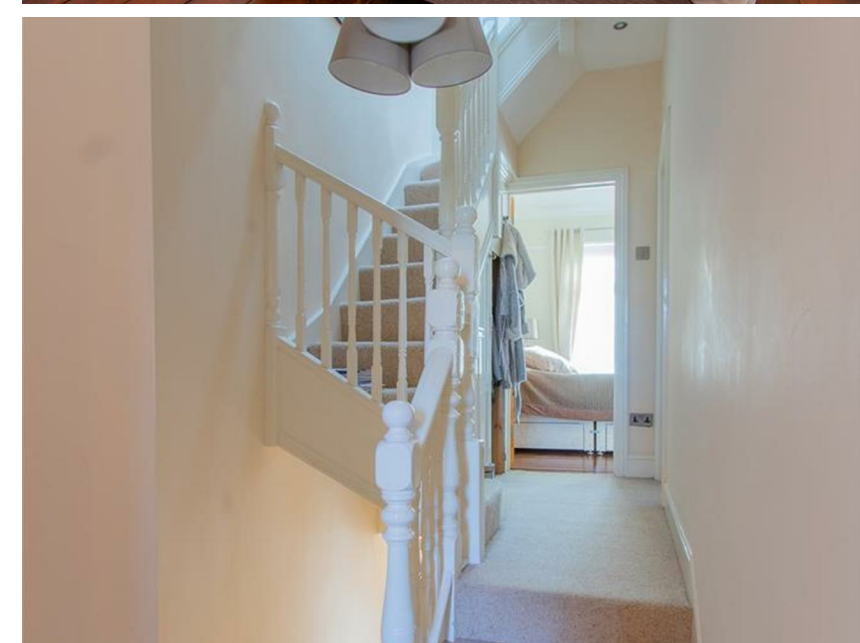
sq ft

This large, three bedroom mid-terraced house on Gelligaer Street is perfect for a professional couple. Previously owner occupied it's been well maintained and feels homely. Downstairs benefits from a large living space with exposed floors boards and a bay window. Through the fitted kitchen is the bathroom, which comes with with a separate bath and shower. There is also access to the rear garden through the kitchen. To the first floor is the three double bedrooms, one coming with plenty of fitted cupboard space. There's even an attic room on the second floor, perfect for a work from home office!

Unfortunately due to local council licensing restrictions this property is not suitable for three adult sharers

Furnished  
Council tax: Band E

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@jeffreyyross.co.uk  
Property Management Co-ordinator





 Gelligaer Street, Cathays

Gelligaer Street, Cathays



Total Area: 1196 ft² ... 111.1 m²  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 