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CARDIFF

VALE

CAERPHILLY

BRISTOL



Fanny Street

CATHAYS



Comments by Mr Rhys Carter



Property Specialist
Mr Rhys Carter
Senior valuer

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*A rare opportunity to acquire a TWO
BEDROOM HOUSE in Cathays!*

Comments by the Homeowner





Fanny Street

Cathays, Cardiff, CF24 4EH

PCM

£1,200 PCM



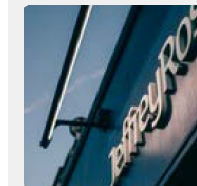
2 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our
Penylan Branch

02920 499680

A rare opportunity to acquire a large, two bedroom detached house in the heart of Cathays. Located on Fanny Street and just a 10 minute walk to the University this property is an excellent option for employees or PhD students of the University or anybody looking to be in the thick of the action in Cathays. The property offers large and freshly decorated lounge with stairs leading upstairs to two double bedrooms and small study room. Downstairs we find a family bathroom, small but separate fitted kitchen leading into paved and neatly-kept private garden with the option for off-road parking if required. The property is part-furnished.

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

EPC RATING of D
COUNCIL TAX BAND of 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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

