

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



MARLBOROUGH ROAD
PENYLAN





MARLBOROUGH ROAD

PENYLAN, CF23 5BX - £850 PER MONTH



1 Bedroom(s)



1 Bathroom(s)



sq ft

JeffreyRoss are delighted to offer to the rental market this quite superb, one bedroom GARDEN apartment on the ever-popular and brilliantly conveniently located Marlborough Road, Penylan - just on the corner of Wellfield Road and across the street from Roath Rec. This ground-floor, rear apartment offers an excellent lounge / kitchen space with kitchen island, superb storage space and generously sized living area which is large enough to cater for two sofas. To the rear of the flat is a spacious double bedroom with excellent clothes storage space. To the front of the flat is a modern shower room, brilliant storage cupboard and a gorgeous entrance hallway which showcases a lovely, original tiled floor. Outside the property is a private courtyard - perfect for the forthcoming summer. A brilliant property that would work well for a couple.

FURNISHED. STREET PARKING. FLOOR PLAN AVAILABLE.

EPC RATING of E.
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.

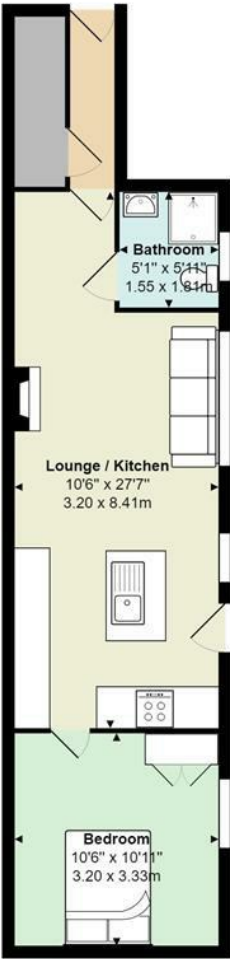


PROPERTY SPECIALIST

Mr Rhys Carter
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Lettings



Marlborough Road, Penylan



Total Area: 453 ft² ... 42.1 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		
(69-80) C		75
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	