

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



PEN-Y-LAN ROAD

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PEN-Y-LAN, CF23 5HX - £1,650 PCM

2 bedroom(s) 2 bathroom(s) 1135.00 sq ft

A rare opportunity to rent a unique apartment set in the heart of leafy Penylan boasting top quality fixtures and fittings married with original Victorian features including newly refurbished, fully working double-glazed sash windows.

This spacious DUPLEX accommodation comprises a superb high ceiling lounge with beautiful views of Roath Park recreation ground leading into a generous, recently fitted kitchen offering integrated appliances to include a fridge, freezer, oven, microwave, and dishwasher. The lower level also offers a utility room and cloak room/WC. Upstairs has a more contemporary feel with two furnished double bedrooms each with their own private ensuite shower room. The second level further benefits from a wide landing which could also double up as an office space.

A stunning property with all the amenities of Wellfield Road a two-minute walk away. Street parking.

Council Tax Band of E
EPC Rating of 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.



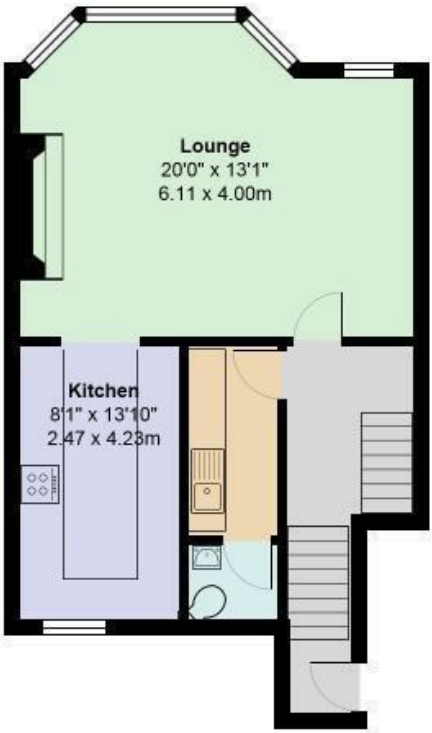
Penylan Road CF23 5HX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	51	81
(81-91) B		
(69-80) C		
(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

PROPERTY SPECIALIST
Mr Rhys Carter
rhys.carter@jeffreyross.co.uk



Senior valuer



Total Area: 1135 ft² ... 105.5 m²

All measurements are approximate and for display purposes only