

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



MELROSE AVENUE
PENYLAN

MELROSE AVENUE

PENYLAN, CF23 9BA - £1,300 PCM PCM

2 bedroom(s) 1 bathroom(s) 745.00 sq ft

On the pretty and very well located Melrose Gardens, Penylan is this large two bedroom house that offers great space and a south facing garden that is lovely sun trap. Situated just a 10 minute walk from both Wellfield and Albany Road and their popular amenities, this semi-detached property offers exceptional space throughout. To the downstairs is a separate, fitted kitchen with integrated appliances and excellent worktop and storage space. A wide hallway leads into an 'L' shaped, spacious lounge and to stairwell up to the first level. The lounge is a lovely area with a sofa and a dining table. To the rear of the house is a generously sized garden with small patio and grass area. Upstairs are two large double bedrooms and a nicely presented family bathroom. The property further benefits from gas central heating and a generous sized driveway.

EPC RATING of C
COUNCIL TAX BAND 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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	

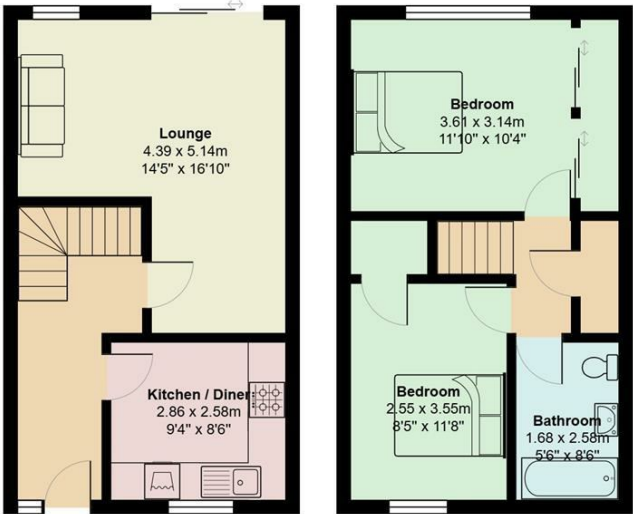
PROPERTY SPECIALIST

Mr Rhys Carter
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Lettings

Melrose Gardens, Penylan



Total Area: 69.2 m² ... 745 ft²
All measurements are approximate and for display purposes only