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CARDIFF

VALE

CAERPHILLY

BRISTOL



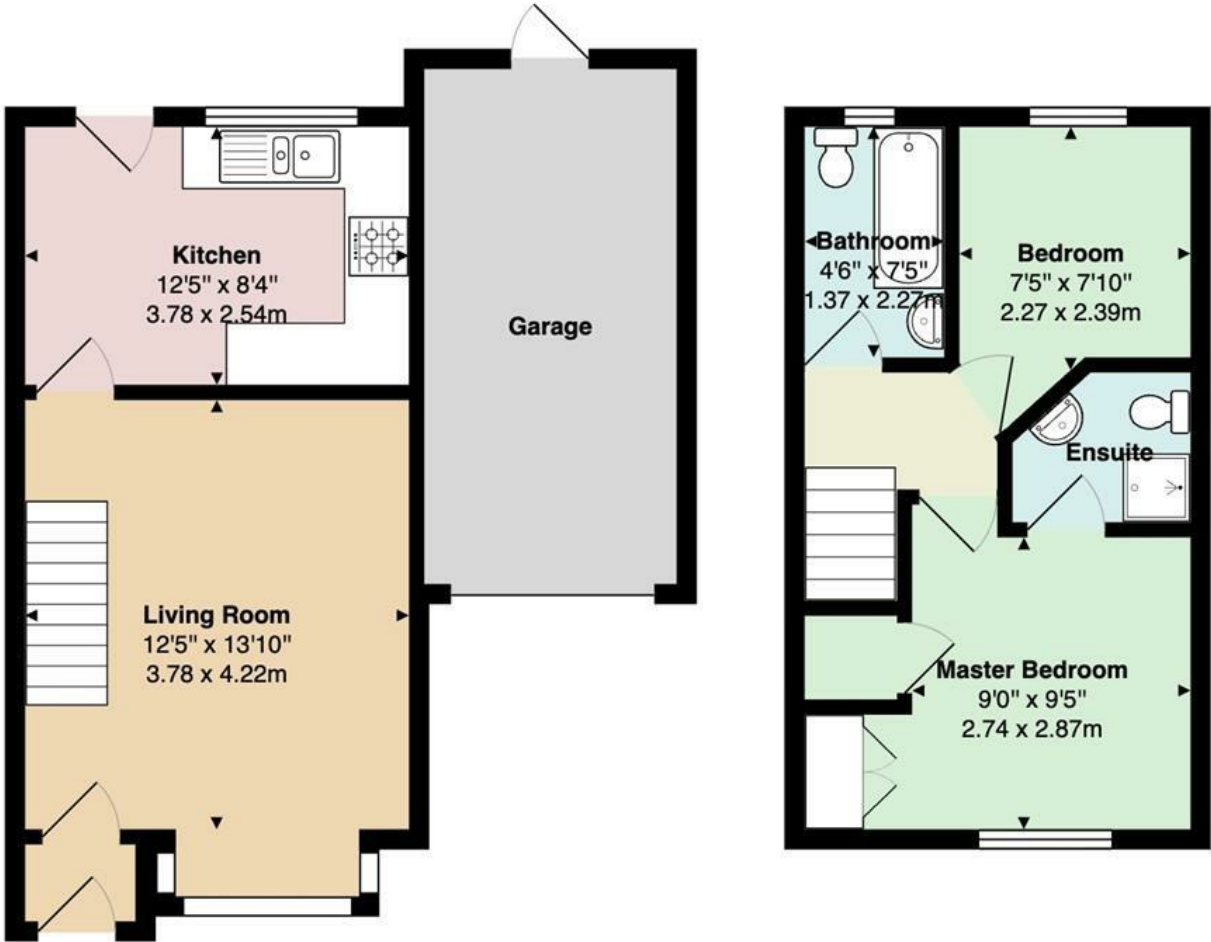


Comments by Mr Gwyn Davies



Property Specialist
Mr Gwyn Davies
Lettings Manager

gwyn@jeffreygross.co.uk



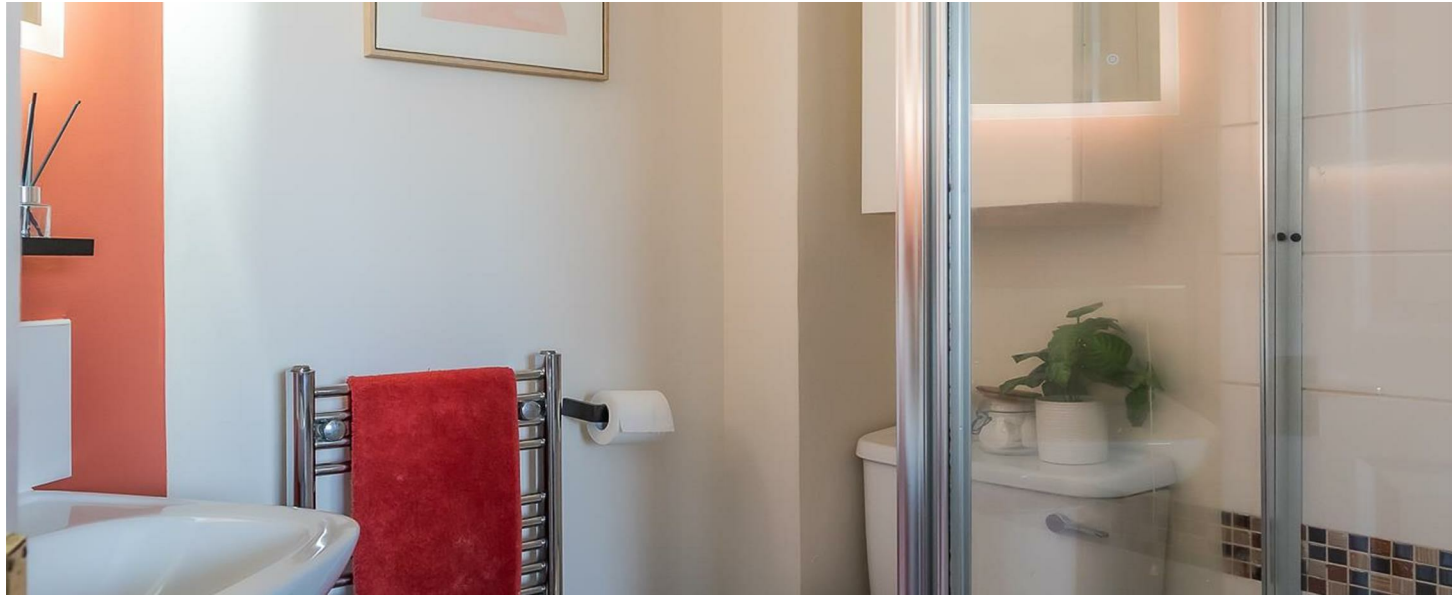
77 Lascelles Drive

Total Area: 729 ft² ... 67.7 m²

All measurements are approximate and for display purposes only

Comments by the Homeowner





Lascelles Drive

Pontprennau, Cardiff, CF23 8NZ

PCM

£1,200 PCM



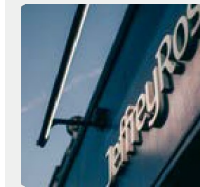
2 Bedroom(s)



2 Bathroom(s)



729.00 sq ft



Contact our
Penylan Branch
02920 499680

Jeffrey Ross are delighted to market this beautifully presented two bedroom family home on the ever popular Lascelles Drive in Pontprennau. The property is ideally located in a quiet residential cu-de-sac just minutes away from the amenities of Cardiff Gate Retail Park giving you easy access to both the A48 and the M4. The property briefly comprises of small porch, spacious living room with bay fronted windows, separate and modern fitted kitchen with gas hob and appliances included leading you to a spacious garden with lawn and decking area to the rear. The first floor further comprises of large master bedroom with built in wardrobe and en-suite with walk in shower, separate garage and driveway providing parking for one car. A must see!

EPC Rating: C
Council Tax Band: 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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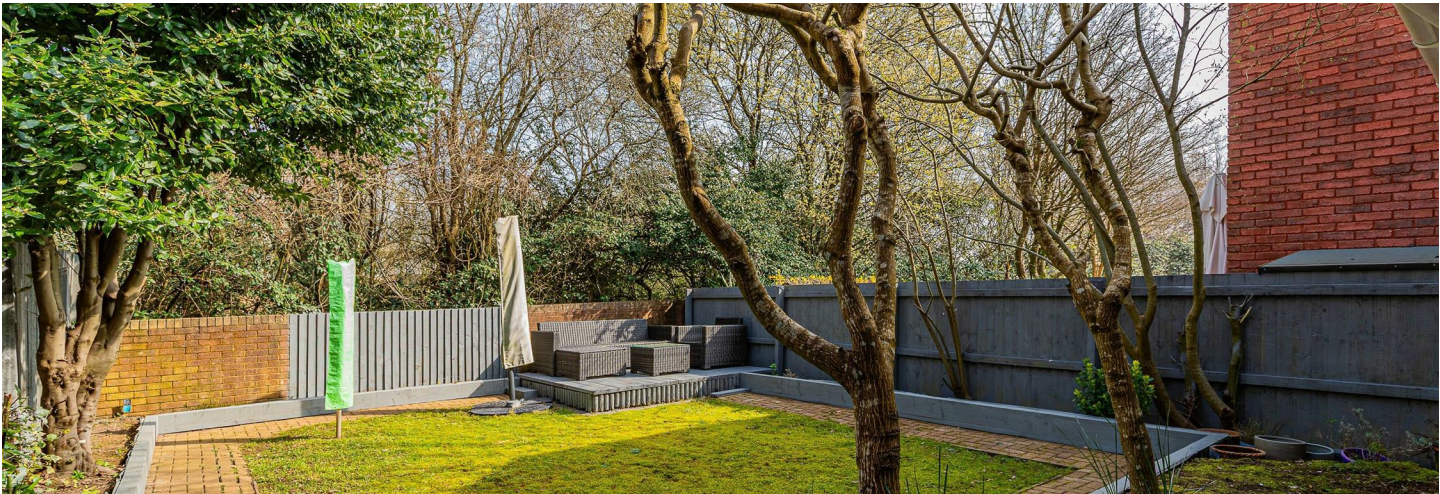
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

