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CARDIFF

VALE

CAERPHILLY

BRISTOL





Comments by Mr Rhys Carter



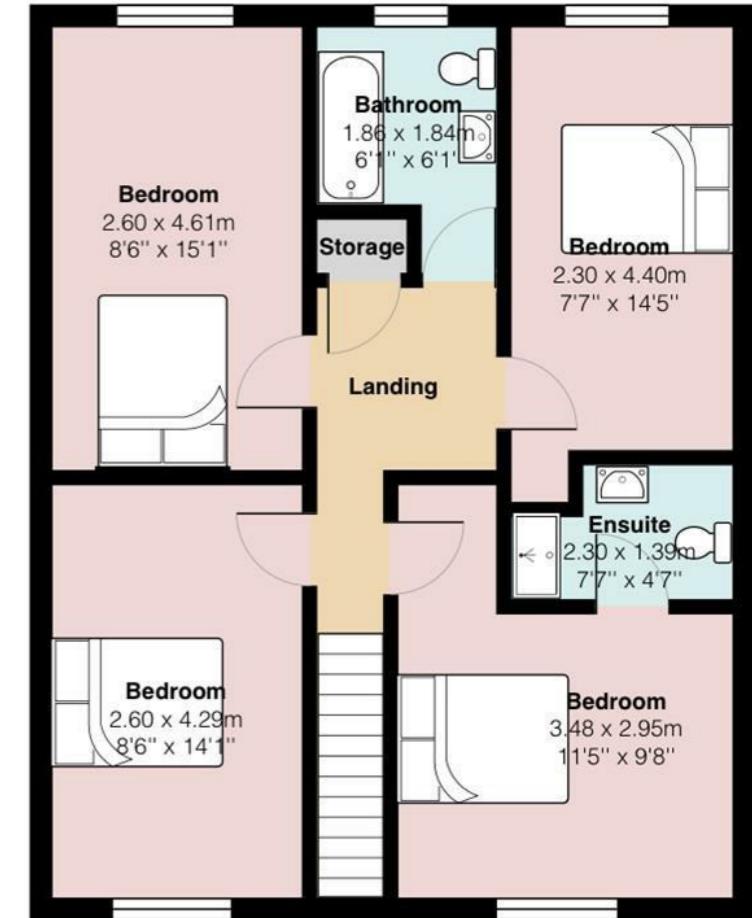
Property Specialist
Mr Rhys Carter
Senior valuer

rhys.carter@jeffreyross.co.uk



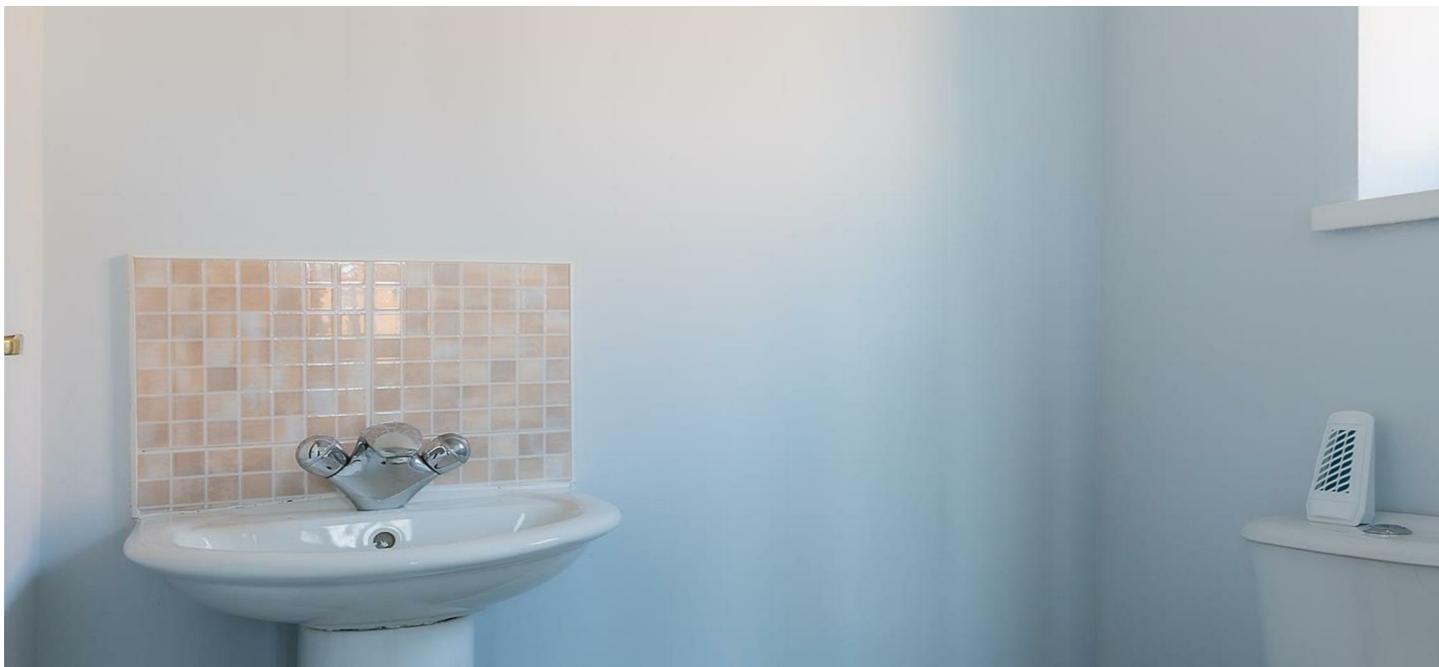
Comments by the Homeowner

Hampton Court Road



Total Area: 128.3 m² ... 1381 ft²

All measurements are approximate and for display purposes only



C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Hampton Court Road

Penylan, CF23 9DH

PCM

£1,700 PCM



4 Bedroom(s)



2 Bathroom(s)



sq ft



Contact our
Penylan Branch

02920 499680

Jeffrey Ross are pleased to present this immaculate 4 bedroom family home located in a beautiful cul-de-sac in Penylan. The property is impressive throughout. This property consists of large reception room perfect for a large office space / children's play room. On the right of the property is the large kitchen/diner with white goods and dishwasher included. The kitchen also leads out to the garden. Additionally, there is a convenient downstairs W.C. To complete the downstairs, there is a large living room with patio doors out to the garden. The living room has an L shaped sofa and TV set up. To the rear of the garden is a large private garden, perfect for summer gatherings! Upstairs, are the four double bedrooms. To the right of the landing is the master bedroom with the en-suite. The main family bathroom is equipped with bathtub and shower overhead. Lastly there is a handy storage cupboard for use. Close to local amenities, great transport links to City Centre, 2 car driveway, stunning location!

EPC - C
Council Tax - G

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.



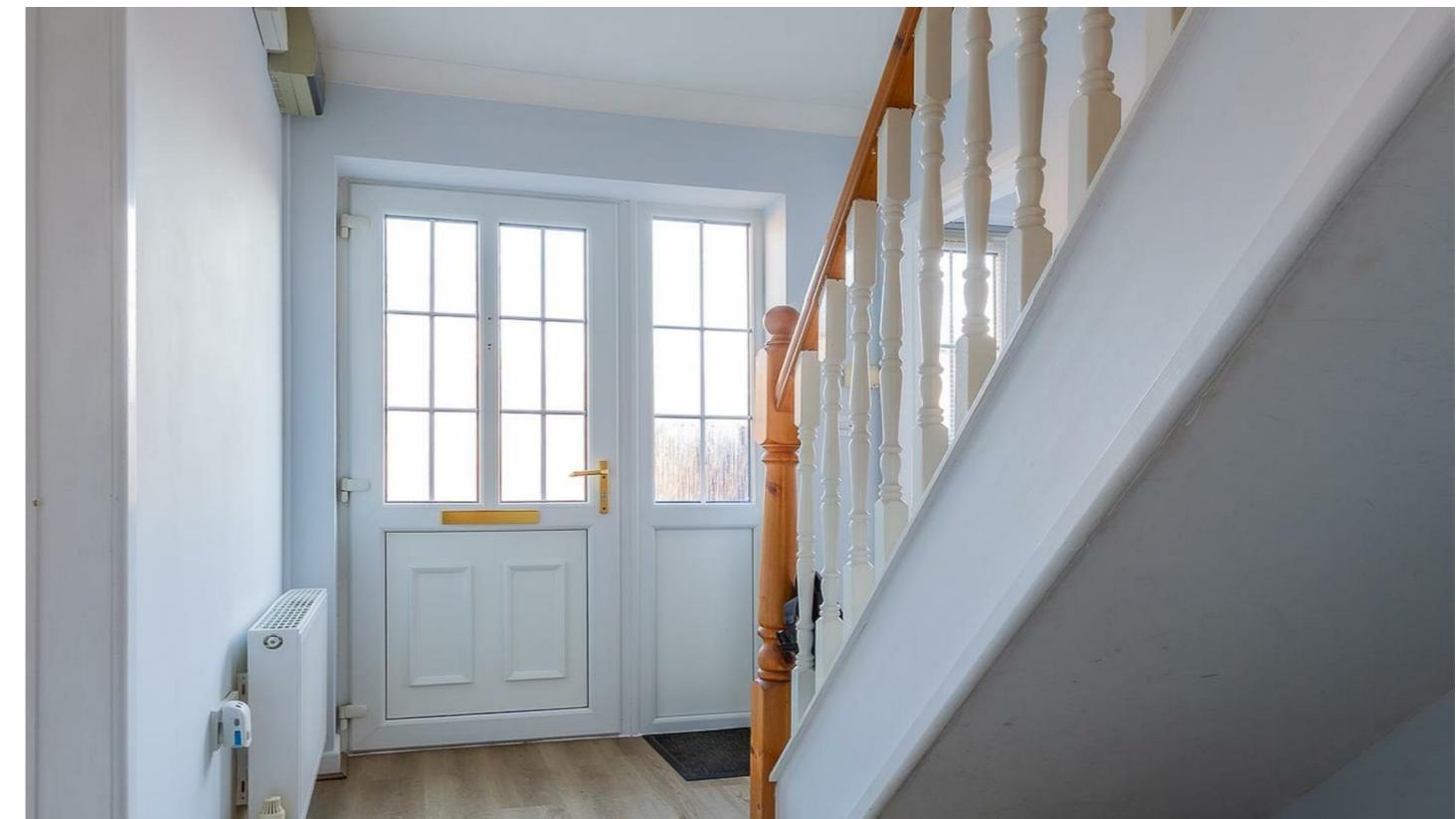
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

