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CARDIFF

VALE

CAERPHILLY

BRISTOL





Comments by Mr Nicky Pearcey

**Property Specialist**

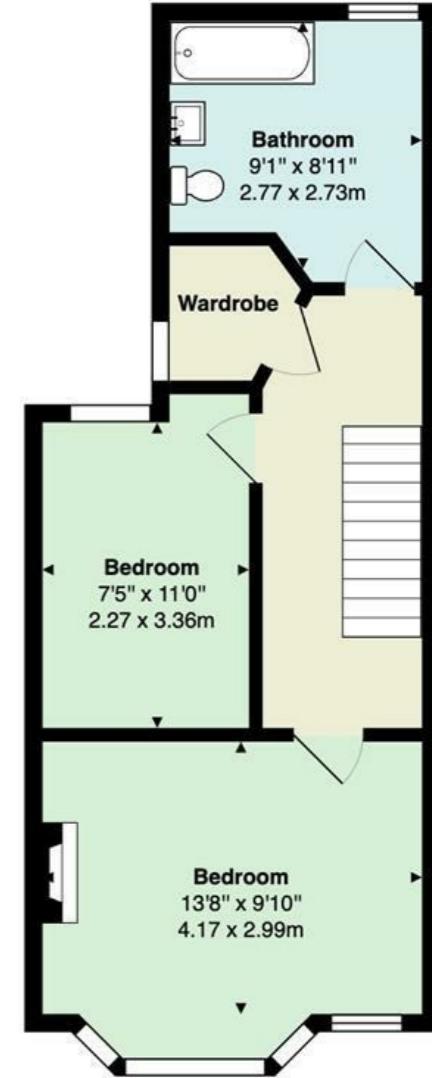
Mr Nicky Pearcey

Lettings Negotiator

[nicky@jeffreyross.co.uk](mailto:nicky@jeffreyross.co.uk)



Comments by the Homeowner



Arabella Street

Total Area: 933 ft<sup>2</sup> ... 86.7 m<sup>2</sup>

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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# Arabella Street

, Cardiff, CF24 4SX

PCM

£1,300 PCM



2 Bedroom(s)



1 Bathroom(s)



933.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

Jeffrey Ross are delighted to market this very well decorated two bedroom house on Arabella Street in Roath. Ideally located just walking distance away from all the amenities of Albany Road and around the corner from Roath Recreational Ground. the property comprises of entrance hallway, open plan living room / diner which has been decorated to an exceptional standard and further benefits from a log burner and bay fronted windows, kitchen to the rear with appliances included with french door access to rear garden benefiting from decking, lawn and an insulated outhouse at the back with electricity which would make a perfect home office or study. To the first floor we have two good sized double bedrooms, a walking wardrobe and a good sized bathroom with bath and shower overhead. The property is offered UNFURNISHED and further benefits from Gas Central Heating.

EPC Rating: C  
Council Tax Band: 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 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			

