

# Ruby Street

3 Bedrooms - Cardiff - CF24 1LP - £950 Per Month



Virtual Reality & 3D Scaled models of all of our properties for sale.  
You can even walk around them on our website



**Pontcanna**  
223-225 Cathedral Road  
Pontcanna, Cardiff  
CF11 9PP

**Roath**  
38 Wellfield Road  
Roath, Cardiff  
CF24 3PB

**Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU

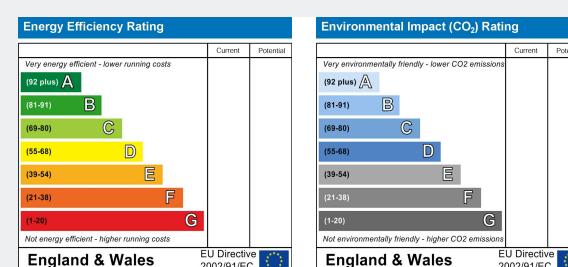
**Cathays**  
89 Woodville Road  
Cathays, Cardiff  
CF24 4DX

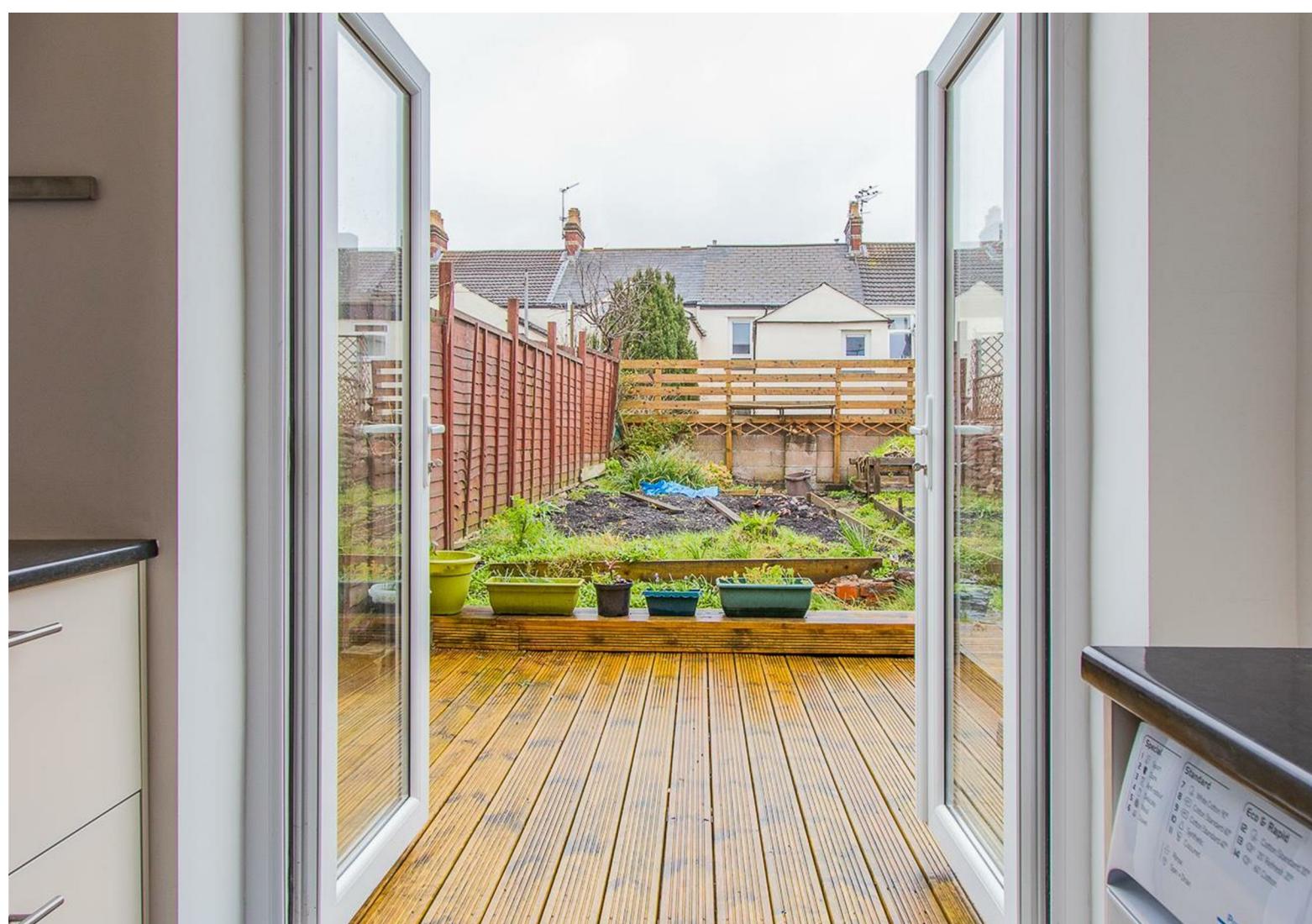
029 2049 9680  
info@jeffreyross.co.uk  
www.jeffreyross.co.uk

Jeffrey Ross Ltd. Register in England & Wales. Company No. 0641 1905 VAT No. 944 2898 82

#### Agency Disclaimer

Property particulars as supplied by JeffreyRoss Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of JeffreyRoss Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Data Protection: We retain the copyright in all advertising material used to market this property.









*John Lewis in 6 mins!!! This wonderfully modernised high spec home situated on Ruby Street offers plenty of space, with original features, magnet kitchen with dishwasher, new carpets, beautiful bathroom, spacious suntrap garden and is located close to local amenities & a ten minute walk to the centre of town. Comprising of entrance hallway, lounge, separate dining room and kitchen with patio doors onto a spacious garden. Perfect for two sharers or perhaps a small family.*

**GAS CENTRAL HEATING. STREET PARKING. UNFURNISHED. ORIGINAL FEATURES. What's not to love ?**

*Administration fees and charges are excluded and WILL apply. For one tenant this will equate to £234.00 incl. VAT (£195.00 + VAT) and £60.00 incl. VAT (£50.00 + VAT) will be charged for each additional tenant thereafter.*

**sq ft**

