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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Boyce Way*

OLD ST. MELLONS



Comments by Mr Rhys Carter

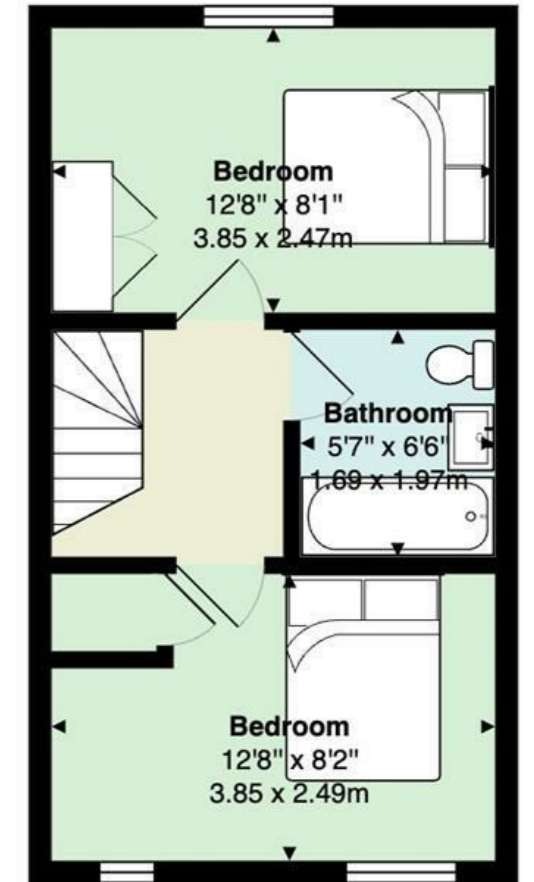
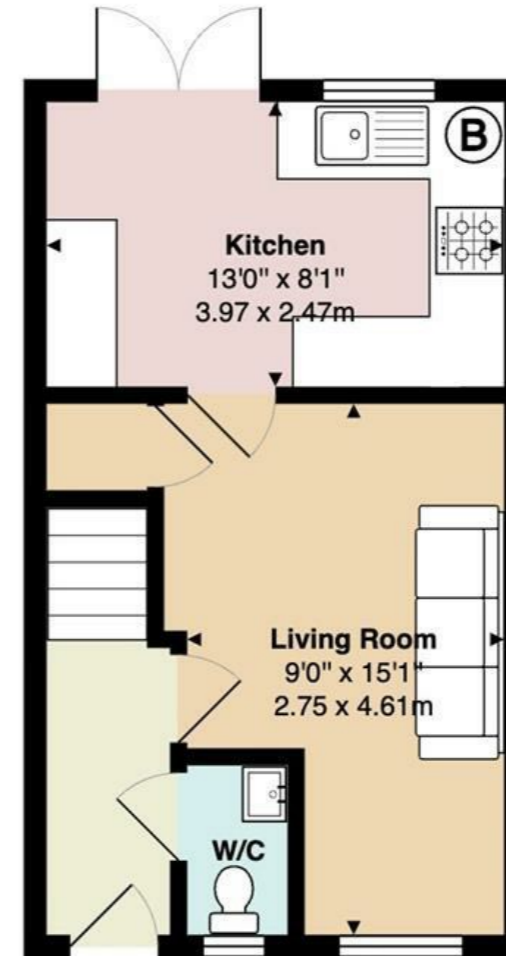


**Property Specialist**

**Mr Rhys Carter**

Senior valuer

rhys.carter@jeffreygross.co.uk



*Immaculate 2-bedroom house in a popular spot!*

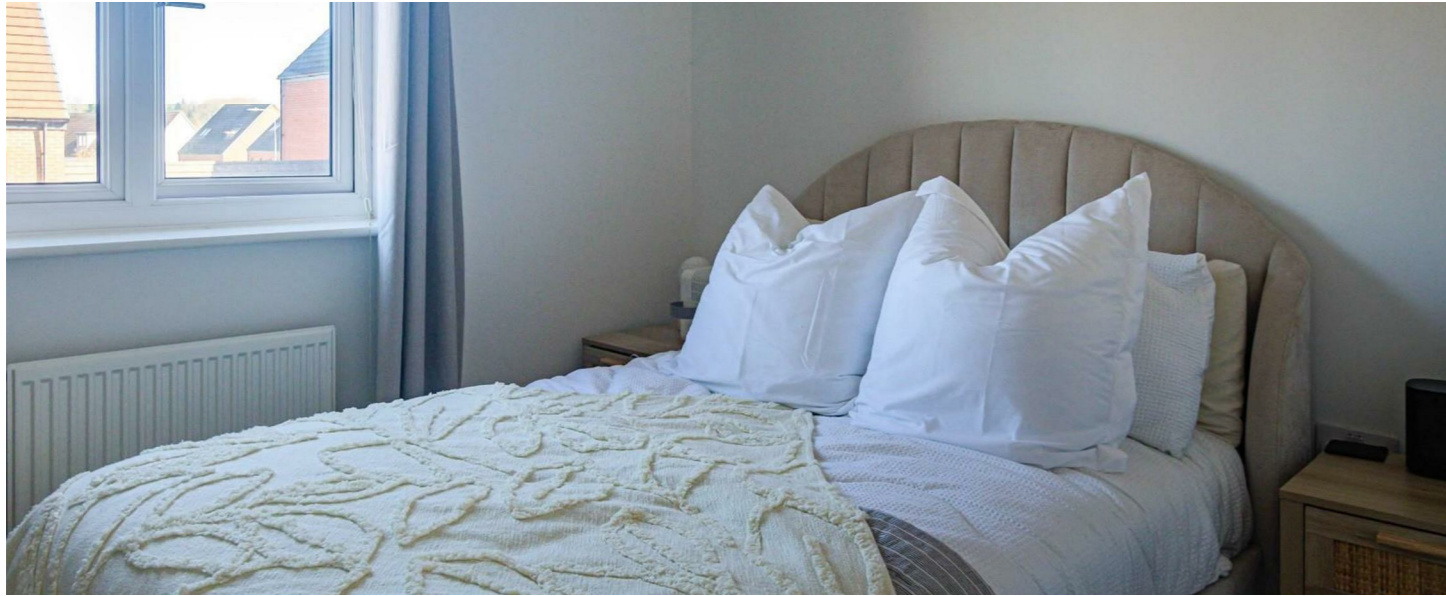
Comments by the Homeowner



**Boyce Way**

**Total Area: 609 ft<sup>2</sup> ... 56.5 m<sup>2</sup>**

All measurements are approximate and for display purposes only



# Boyce Way

Old St. Mellons, Cardiff, CF3 6AB

PCM

£1,200 PCM



2 Bedroom(s)



1 Bathroom(s)



609.00 sq ft



Contact our  
**Llanishen Branch**

02920 499680

JeffreyRoss are delighted to offer this stunning rental home located in a quiet cul-de-sac in the new St. Edeyrns Village, Old St Mellons.. The property is finished to a high standard and also benefitting from great transport links into the city centre as well as the A48 and the M4. The ground floor of this modern property comprises of W/C, spacious lounge which leads into a large kitchen/diner with French doors leading out onto a sunny rear garden. The first floor of this property comprise of equal size bedrooms and family bathroom with bath and shower overhead. The house also benefits with off-road parking and is available unfurnished. A brilliant rental opportunity!

EPC RATING of B  
COUNCIL TAX BAND of C

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			97
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

