



HAWTHORN ROAD WEST

LLANDAFF NORTH





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LLANDAFF NORTH, CF14 2FL - £1,200 PCM

 3 bedroom(s)  1 bathroom(s)  986.00 sq ft

Jeffrey Ross are pleased to market this three bedroom, end terraced home on the ever popular Hawthorn Road West in Llandaff North. Ideally located a short walk away from the shops and cafes of Station Road and just a 5 minute walk from Llandaff train station providing easy access into the City Centre. This family home briefly comprises of entrance hallway, large open plan living room / diner with bay fronted windows, separate kitchen with white goods included, family bathroom with bath and shower overhead. To the first floor we have spacious landing with three good sized double bedrooms with the largest being the master at the front of the property. The property is offered unfurnished and further benefits from Gas Central Heating and a low maintenance rear garden with side access.

EPC Rating:
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.

PROPERTY SPECIALIST


Abigail Bright
abigail.bright@brinsons.co.uk

Lettings Negotiator







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	48	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

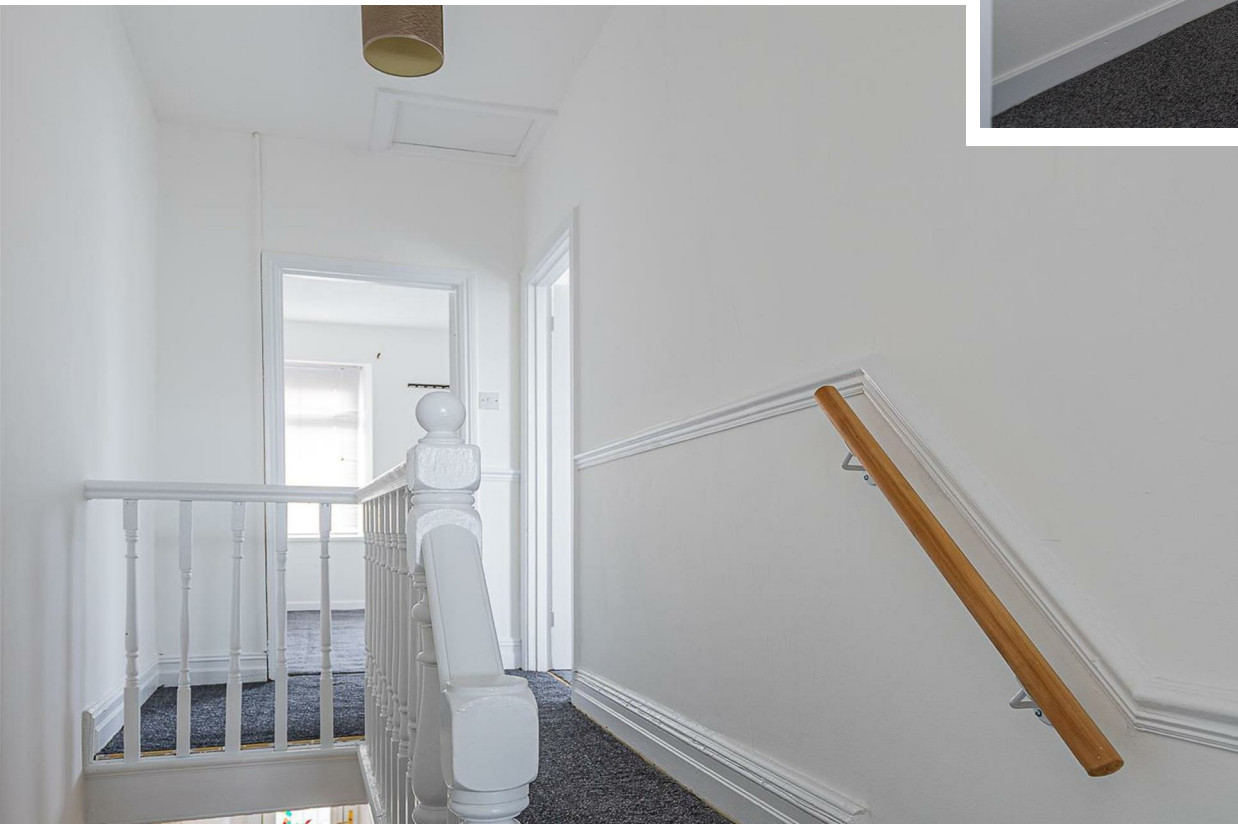








Hawthorn Road West, Llandaff North, Cardiff

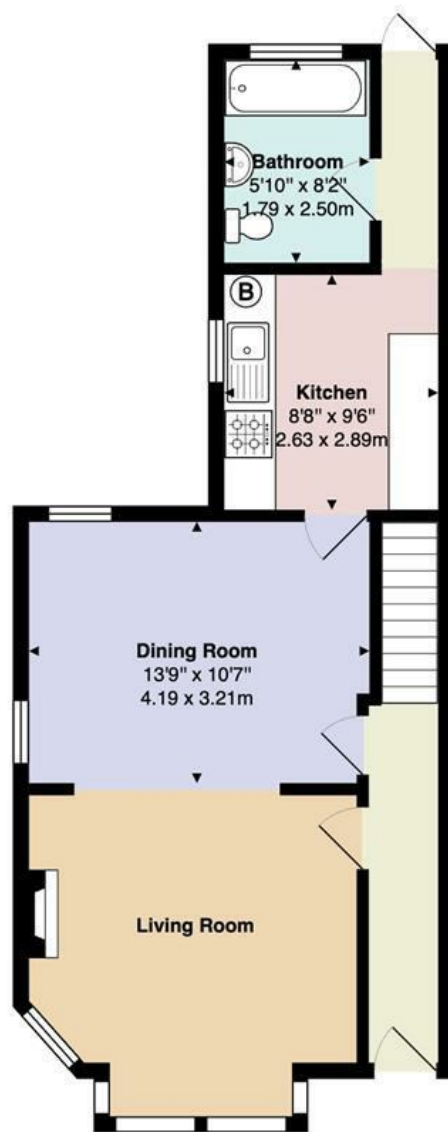




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Comments by Abigail Bright

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1 Hawthorn Road West

Total Area: 986 ft² ... 91.6 m²

All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

Jeffrey Ross