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CARDIFF VALE CAERPHILLY BRISTOL

# Eurwg Crescent

OLD ST. MELLONS

Comments by Ms Cody Byrne

**Property Specialist**

Ms Cody Byrne

Administrator

cody@jeffreyross.co.uk


Comments by the Homeowner

# Eurwg Crescent, Old St Mellons

Total Area: 108.0 m² ... 1162 ft²

All measurements are approximate and for display purposes only

# Eurwg Crescent

*Old St. Mellons, Cardiff, CF3 5UT*

PCM

## £1,350 PCM

3 Bedroom(s) 2 Bathroom(s) 1162.00 sq ft

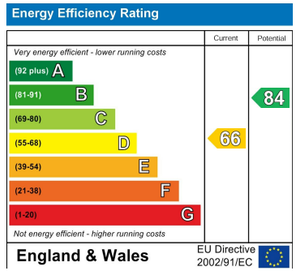
Contact our

*Llanishen Branch*

02920 499680

Three bedroom mid terrace house located in a quiet cul-de-sac on the outskirts of Cardiff offering good transport links to the M4 motorway, Cardiff and Newport City Centers. Briefly comprising:- Entrance hall, lounge with patio doors to garden, large family dining room with patio doors to garden and alcove to spacious fitted kitchen. Family bathroom with thermostatic mixer shower over bath. To the first floor are three double bedrooms main with newly installed en-suite shower room. Large enclosed rear garden. Gas Central Heating. Driveway parking for two cars. EPC - D. Council Tax Band: D.

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.


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
(1-20) G
Not energy efficient - higher running costs
66
84
England & Wales
EU Directive 2002/91/EC