



CHURCH ROAD

OLD ST. MELLONS





## CHURCH ROAD

OLD ST. MELLONS, CF3 6AJ - £1,395 PCM

 3 bedroom(s)

 2 bathroom(s)

 71.00 sq ft

Very conveniently located on the exciting new Persimmon Estate at Church Road, Old St Mellons is this superbly presented, three bedroom, new semi-detached property. Immaculately presented throughout, the property offers an entrance hallway with a WC. Leading into a large lounge with access into a lovely, white-gloss kitchen/diner with gas hob, a washing machine and fridge-freezer. Access to the rear garden is available from patio doors off the kitchen. On to the upstairs are two spacious double bedrooms, one with an en-suite and a single room. The family bathroom comes with bathtub and shower over. Available unfurnished the property further offers driveway parking for at least one car and a new storage shed. A brilliant opportunity and one our Llanishen Office is delighted to bring to the rental market.

EPC - B  
Council Tax - D

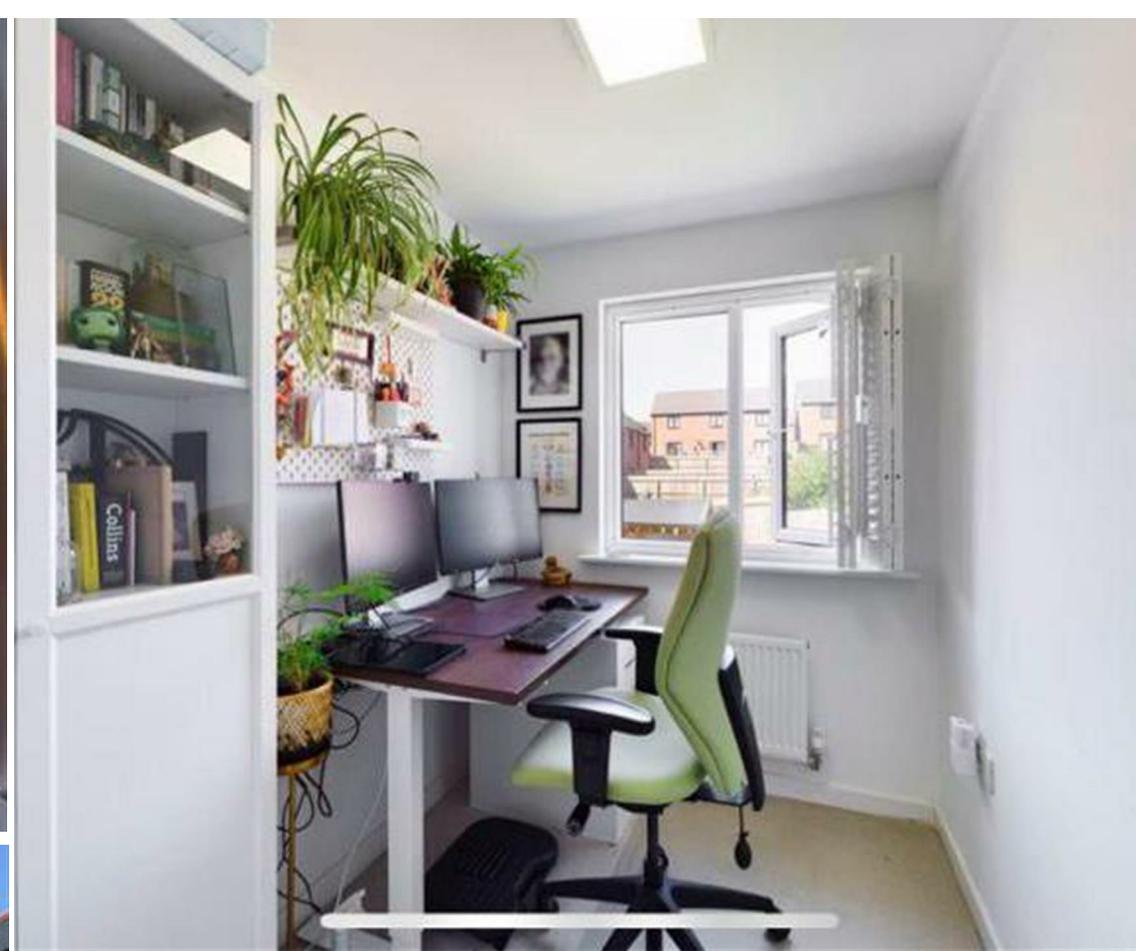
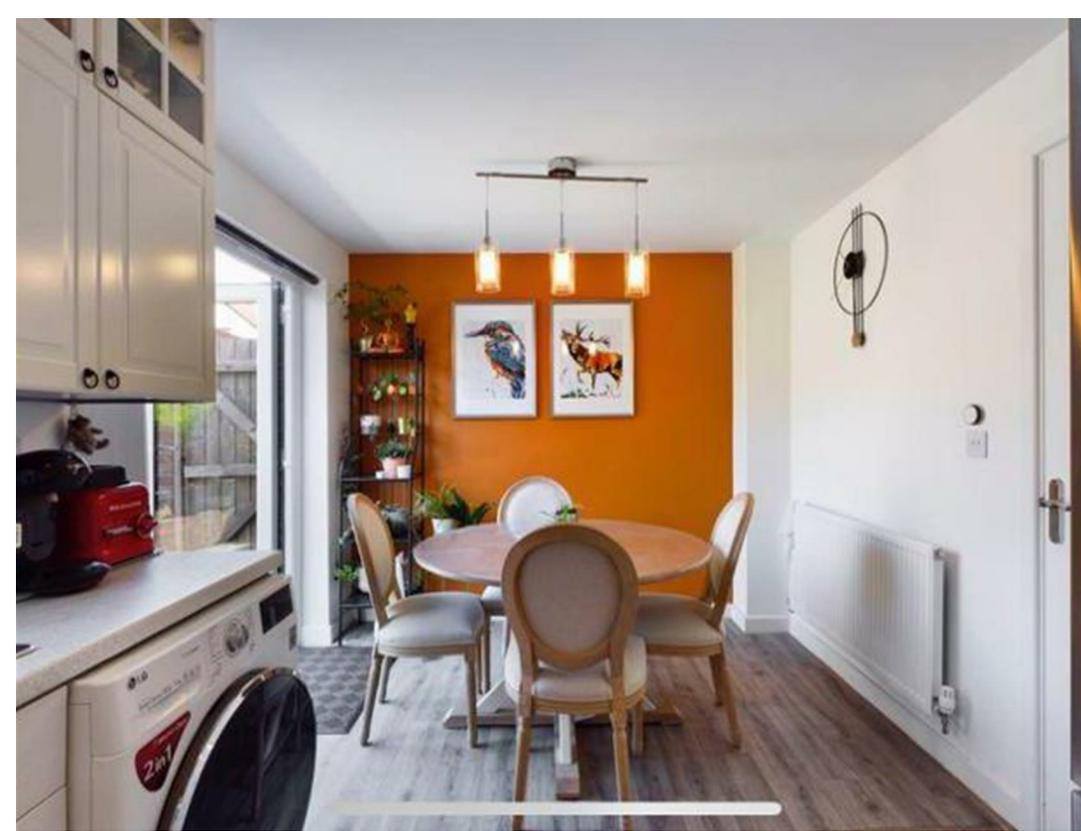
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

### PROPERTY SPECIALIST

**Ms Jodie Price**

[jodie.price@jeffreypross.co.uk](mailto:jodie.price@jeffreypross.co.uk)



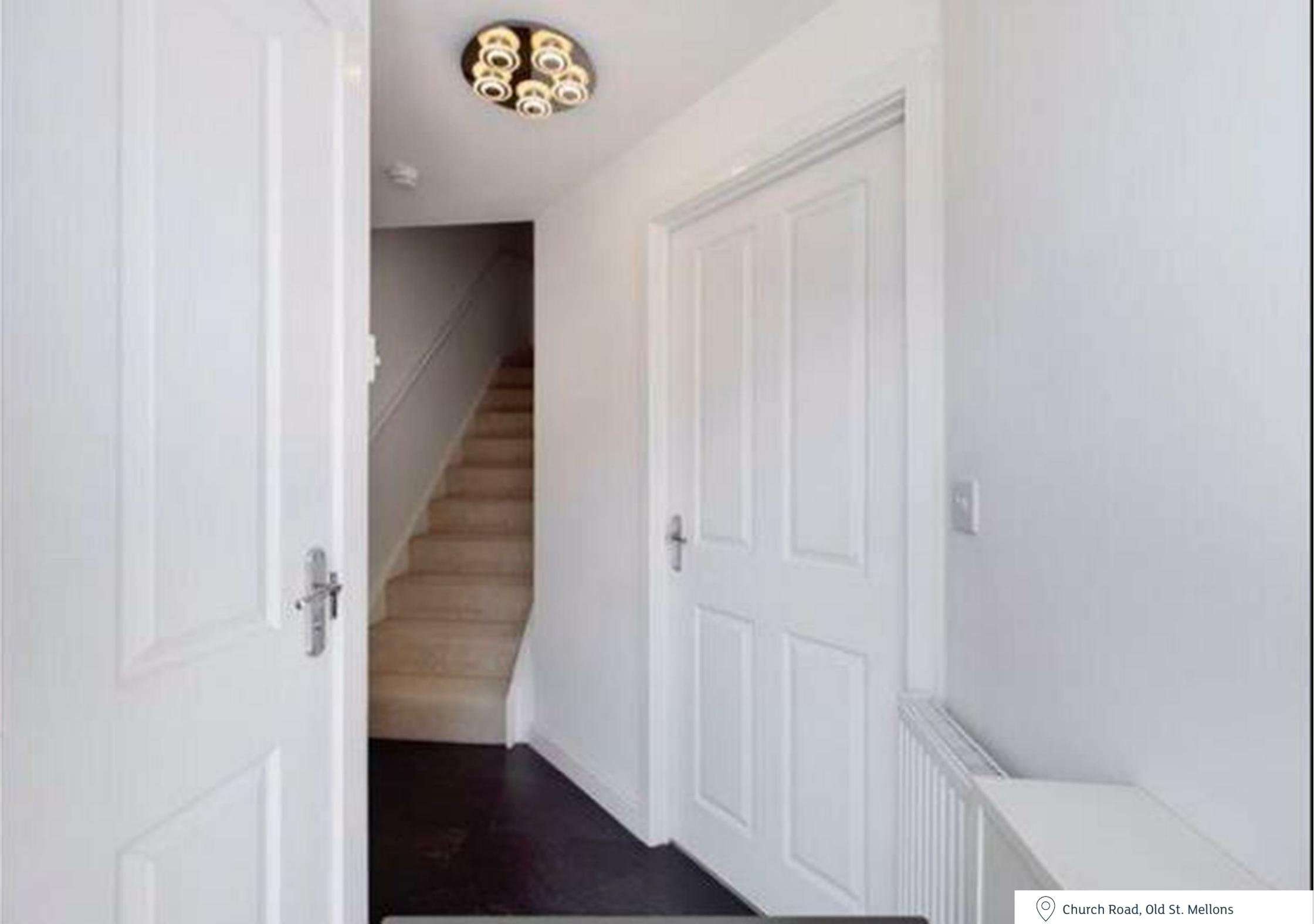


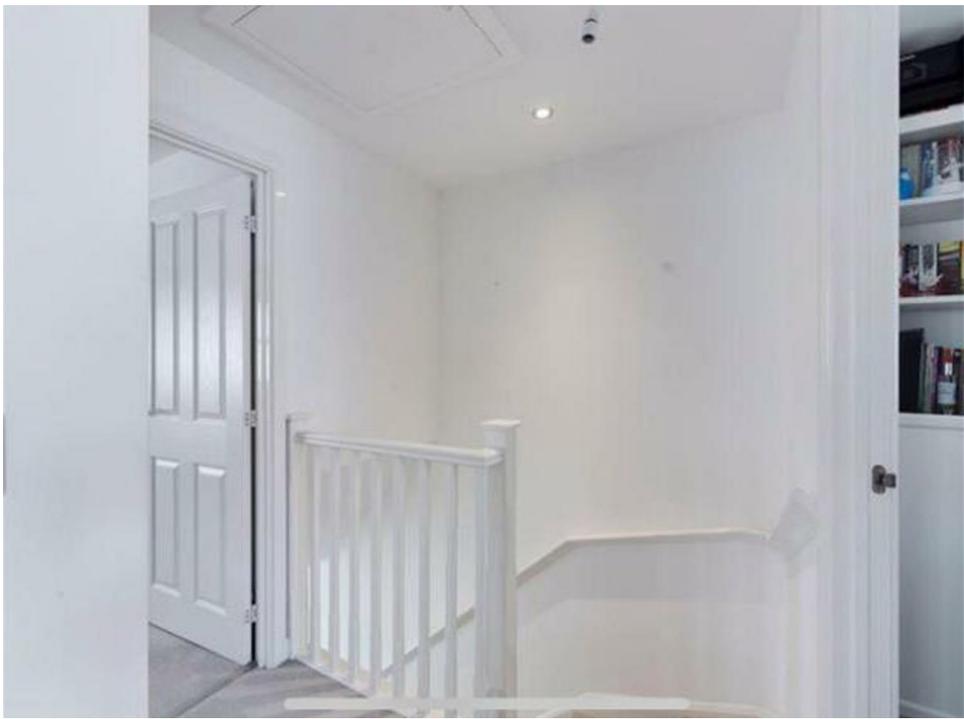
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	













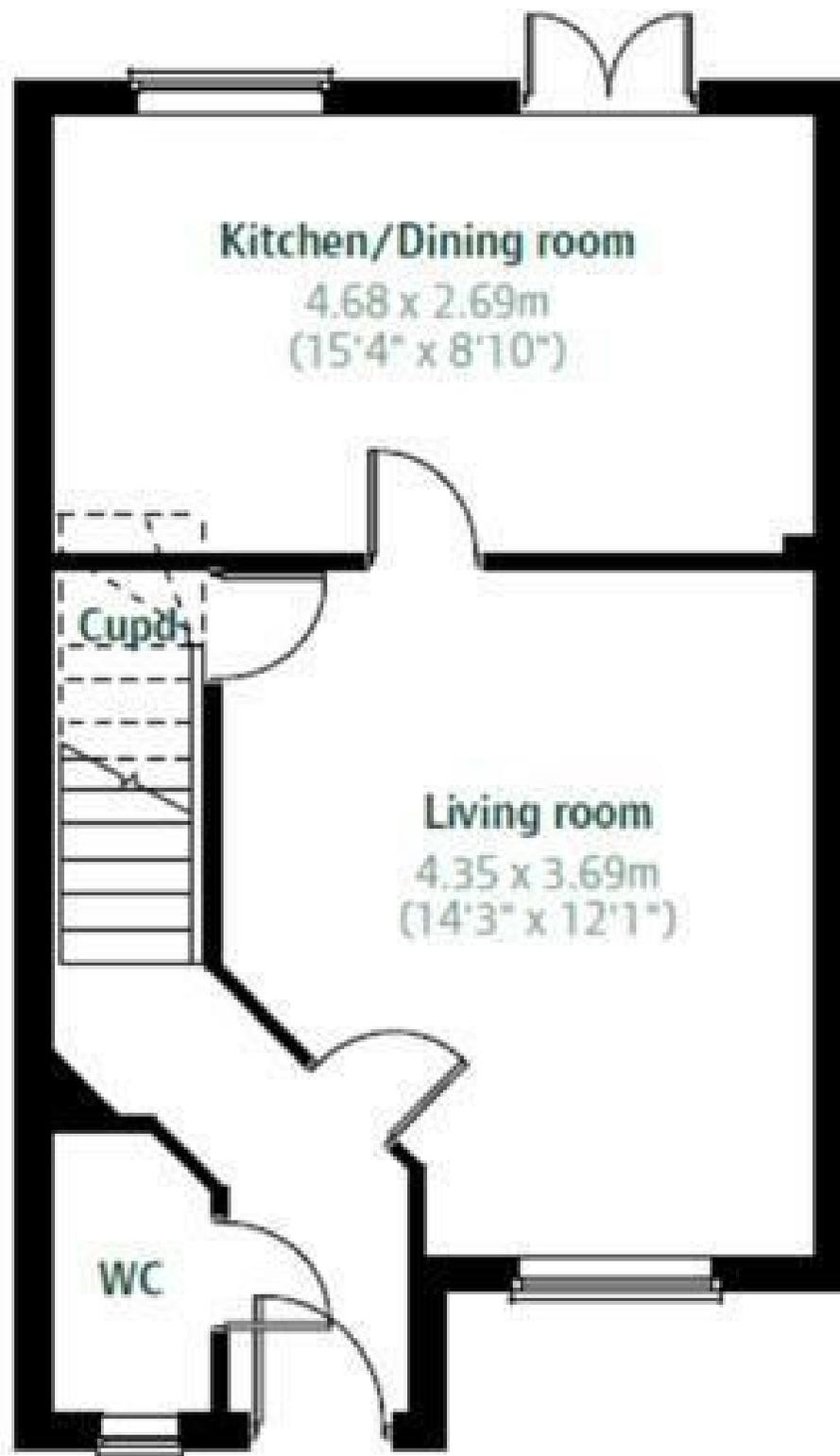




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Comments by Ms Jodie Price

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**Kitchen/Dining room**

4.68 x 2.69m  
(15'4" x 8'10")

**Cupb**

**Living room**

4.35 x 3.69m  
(14'3" x 12'1")

**WC**

[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross