

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

BRYNTIRION
RHIWBINA



BRYNTIRION

RHIWBINA, CF14 6NQ - £1,700 PCM
PCM

4 bedroom(s) 1 bathroom(s) 1519.00 sq ft

Tucked away in a quiet corner of Rhiwbina and opposite the brilliant Heol Llanishen Fach play area and recreational ground is this brilliant rental opportunity that would make a lovely family home. Bryntyrrion is a lovely, quaint street and on offer here is a very well-presented, 4-bedroom family home. The property offers a host of benefits with a brilliant living space, downstairs with lounge, extended dining room and separate, fitted kitchen. The proerpty also offers small WC, garage and patio doors leading into a neat, rear garden. Upstairs are four double bedrooms (see floor plan for measurements) and a newly-ftted bathroom with walk-in shower. Available unfurnished, the property further offers driveway parking for one car, gas central heating and direct access into the park. A brilliant rental opportunity and one we are delighted to offer!

EPC RATING of D
COUNCIL TAX BAND of F

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		79
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Lettings Negotiator

