



CLOS DEWI SANT  
CANTON










## CLOS DEWI SANT

### CANTON, CF11 9EW - £1,250 PCM

 2 bedroom(s)  1 bathroom(s)  699.00 sq ft

Jeffrey Ross are pleased to market this well presented two bedroom apartment in the ever popular Clos Dewi Sant development in Canton. Ideally located just off Cowbridge Road East and a few minutes to the City Centre and the amenities of Pontcanna's Cathedral Road. The property briefly comprises of a welcoming entrance hallway with ample storage, family bathroom with bath and shower overhead, two great sized double bedrooms with the master bedroom benefiting from a built in wardrobe, cosy living room / diner and a separate kitchen with built in appliances. The property is offered fully furnished and for a 12-month stay in the form of a 6-month contract followed by a 6-month notice to vacate. The property further benefits from a dedicated parking space, plus on site parking for guests. There is also access to a lovely communal front garden. Gas Central Heating.

EPC Rating: Expired, new one instructed (previous rating was a C)  
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

**Mr Gwyn Davies**  
gwyn@jeffreycross.co.uk

Lettings Manager











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	































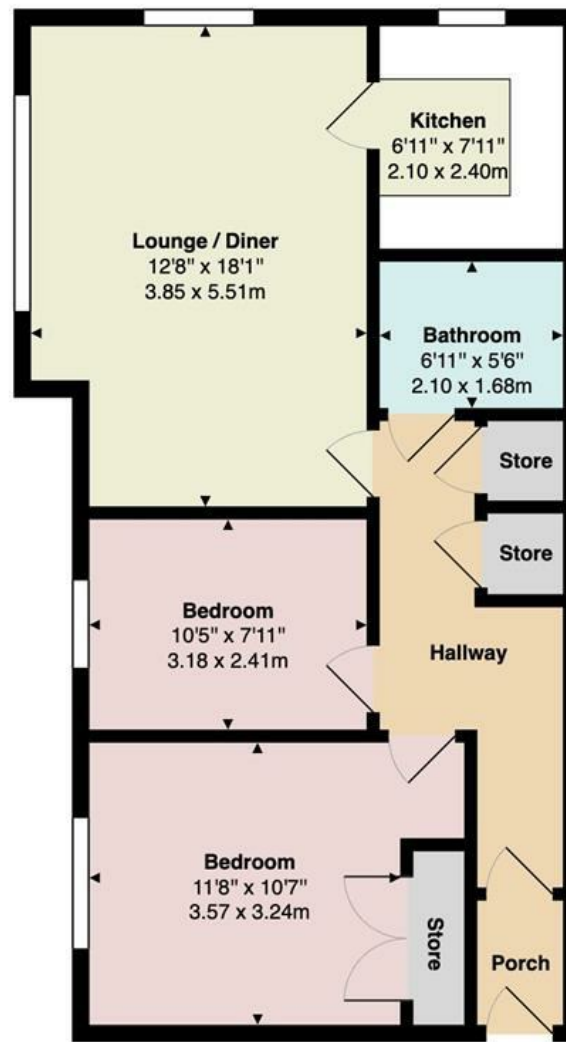


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Comments by Mr Gwyn Davies

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Total Area: 699 ft² ... 65.0 m²



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Jeffrey Ross