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CARDIFF

VALE

CAERPHILLY

BRISTOL



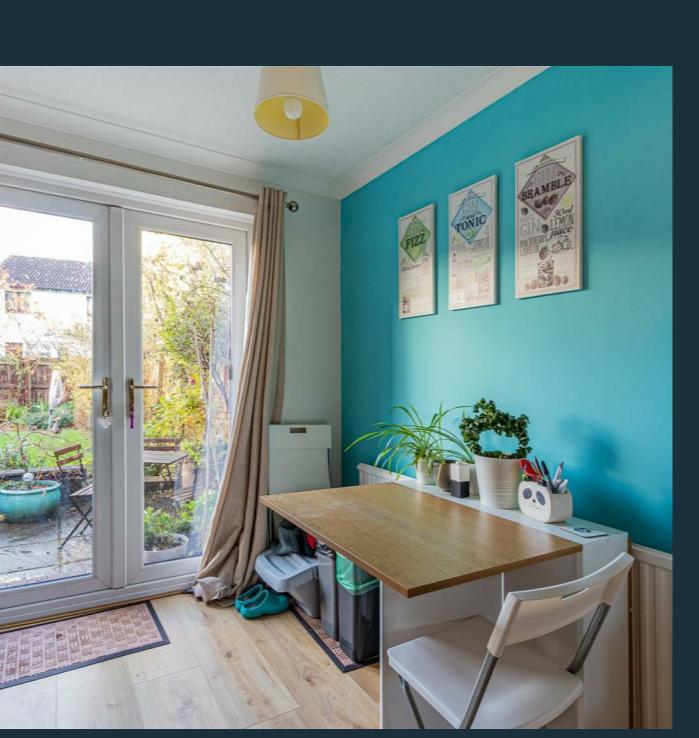
Comments by Ms Gemma Simmonite

Property Specialist

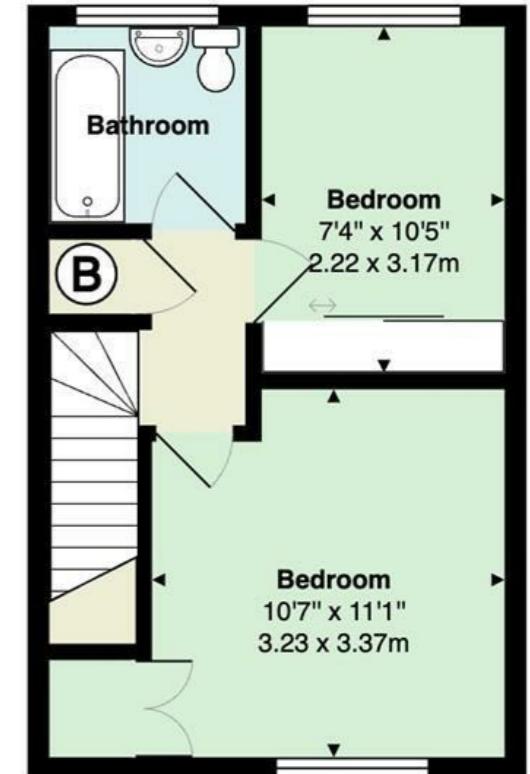
Ms Gemma Simmonite

Lettings Negotiator

gemma.simmonite@jeffreyross.co.uk



Comments by the Homeowner



Kenley Close

Total Area: 626 ft² ... 58.2 m²

All measurements are approximate and for display purposes only



C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Kenley Close

, Cardiff, CF5 2PA

PCM

£1,050 PCM



2 Bedroom(s)



1 Bathroom(s)



626.00 sq ft



Contact our
Pontcanna Branch

02920 499680

Jeffrey Ross are delighted to market this well presented two bedroom house on Kenley Close. Ideally located just minutes walk from Danescourt Train Station and easy access to Llandaff. This stunning family home briefly comprises of entrance hallway, spacious living room with storage beneath the stairs, leading to a kitchen/diner with built in appliances with french door access to a beautifully presented rear garden with lawn and patio. To the first floor the property comprises of two good sized double bedrooms both benefiting from built in wardrobes, storage cupboard in the hallway and a bathroom with bath and shower overhead. The property is offered unfurnished and further benefits from a two car driveway and gas central heating. A MUST SEE!

EPC Rating: C
Council Tax Band: D

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, 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 Tenancy or failed to take reasonable steps to enter into the tenancy agreement.



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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		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

