



ANGLESEY STREET

CANTON





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CANTON, CF5 1QZ - £1,300 PCM

 2 bedroom(s)  1 bathroom(s)  755.00 sq ft

Jeffrey Ross are delighted to market this mid-terraced two bedroom house on the ever popular Anglesey Street in the centre of Canton. Ideally located within walking distance of both the amenities of Cowbridge Road and the nearby parks such as Thompson Park and Victoria Park. The property comprises of entrance hallway leading to a welcoming open plan living room / diner, kitchen with appliances included, a lean to with direct access to the garden. To the first floor we have a newly fitted bathroom with large bath with shower overhead, double bedroom and large master bedroom at the front. The property further benefits from a beautifully presented rear garden with patio and lawn, Gas Central Heating and Street Permit Parking is available. The landlord is also including the cost of a gardener to attend the property once a month. Please note this property is only available for a 12-month stay in the form of a 6-month fixed term contract, followed by a 6-month notice to vacate as the landlords will be returning. Ideal for a couple looking to settle in the area before an onward purchase.

EPC Rating: Expired - Ordered new (Previously a 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.

PROPERTY SPECIALIST

Mr Ryan Evans
ryan@jeffreypass.co.uk

Administrator





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		
England & Wales	EU Directive 2002/91/EC 	













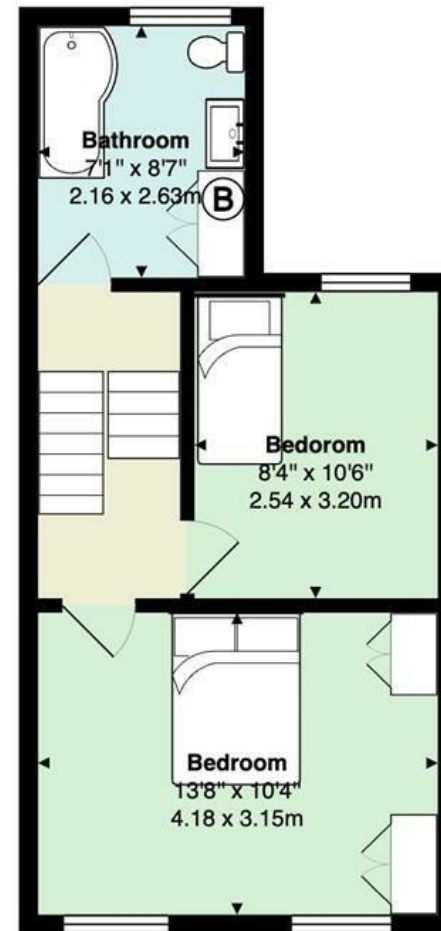
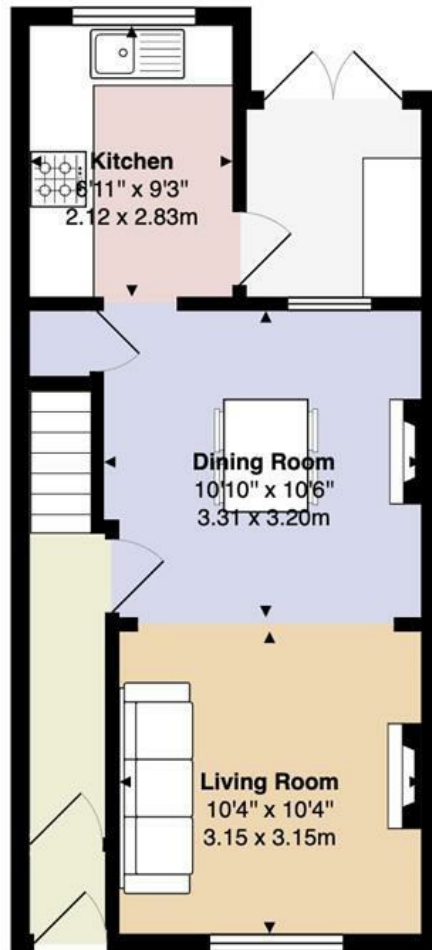




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Comments by Mr Ryan Evans

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9 Anglesey Street

Total Area: 755 ft² ... 70.2 m²

All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

Jeffrey Ross