



BRECON STREET





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, CF5 1RE - £850 PCM



1 bedroom(s)



1 bathroom(s)



491.00 sq ft

Jeffrey Ross are delighted to market this delightful one bedroom ground floor flat on the ever popular Brecon Street in Canton. This home is ideally located within walking distance to Thompson's Park and the cafes and shops Cowbridge Road East has to offer. The property briefly comprises of entrance hallway, cosy living room to the front of the property, the hallway leads to a double bedroom, and a bright fitted kitchen with appliances included, there is an attached separate utility room with washing machine and dishwasher. Adjacent is the bathroom with bath and shower over, sink and WC. The back door leads to a low maintenance rear garden. The property is offered unfurnished and further benefits from Gas Central Heating. Street parking available

EPC RATING: D

COUNCIL TAX BAND: C

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 Gemma Simmonite

gemma.simmonite@jeffreycross.co.uk

Lettings Negotiator





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 	









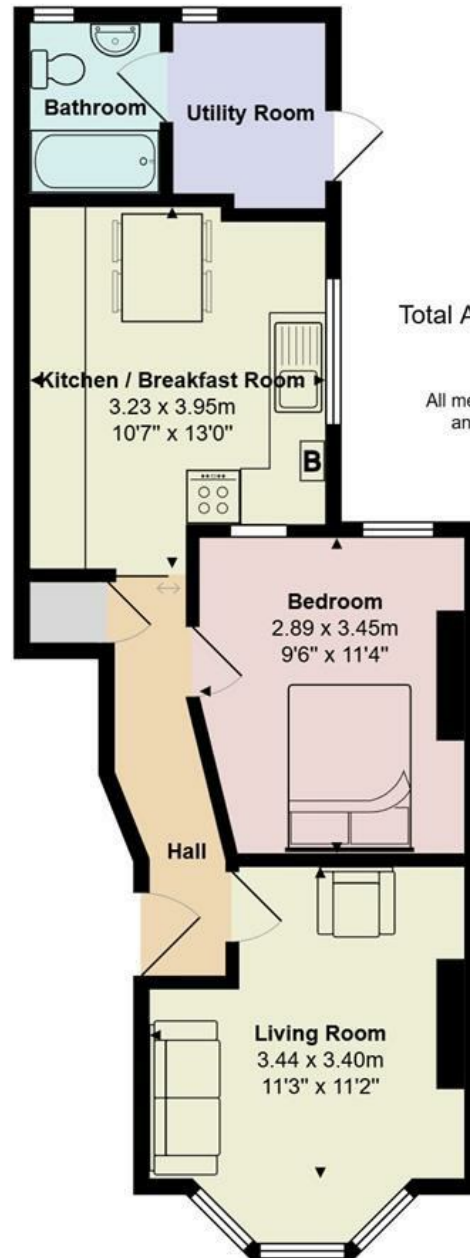
Brecon Street, Cardiff



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Comments by Ms Gemma Simmonite



Brecon Street

Total Area: 45.6 m² ... 491 ft²

All measurements are approximate
and for display purposes only

www.jeffreyross.co.uk

Jeffrey Ross