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CARDIFF

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*Taff Embankment*

GRANGETOWN





Comments by Ms Gemma Simmonite

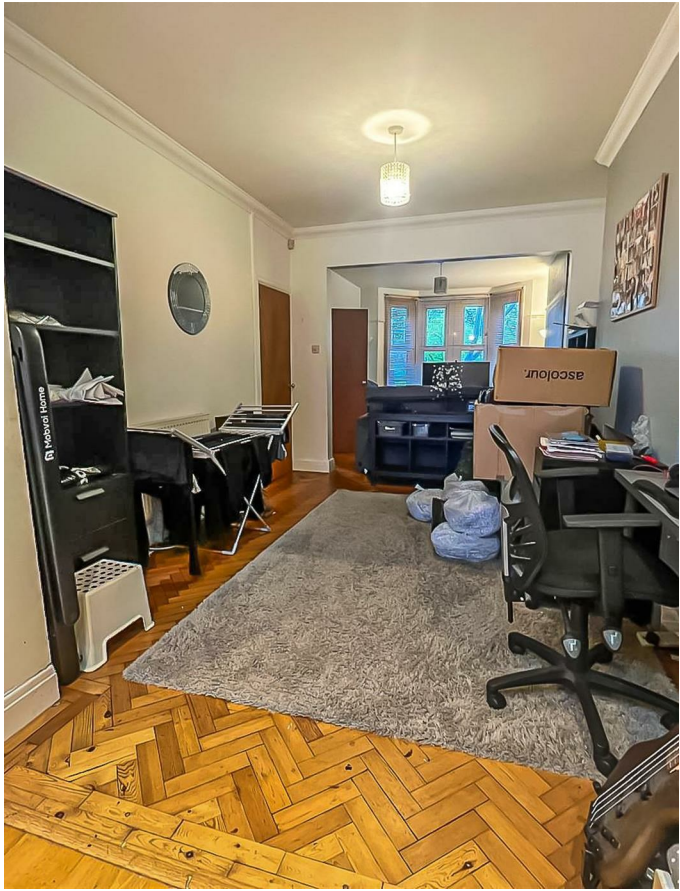
**Property Specialist**  
**Ms Gemma Simmonite**  
Lettings Negotiator

[gemma.simmonite@jeffreycross.co.uk](mailto:gemma.simmonite@jeffreycross.co.uk)

Comments by the Homeowner








# Taff Embankment

Grangetown, Cardiff, CF11 7BH

PCM  
£1,200 PCM

2 Bedroom(s) 1 Bathroom(s) sq ft



Contact our  
*Pontcanna Branch*  
02920 499680

Located on the Taff Embankment adjacent to the River Taff and the Taff Trail. We are pleased to offer this bay fronted, 2 bedroom house with loft conversion located within a short walk of The City Centre, Central Square and The railway station. This 2 bedroom house briefly comprises of an entrance hallway with feature tiles, a very large open plan dual aspect living room, which flows into a supremely spacious modern kitchen and dining room, separate utility room and with sliding patio doors to the garden. The garden also benefits from a garage useful for storage. There is also a downstairs WC. Upstairs the main double bedroom has a generous amount of built in wardrobes and views over the river, the second bedroom is also a double with a built in wardrobe. Also on this floor is the bathroom, with WC, sink bath with shower over and heated towel rail. Leading up from the landing is a spacious converted attic room - ideal as a work from home dedicated workspace. This would make an ideal family home, in an ideal location to enjoy the peace of the River Taff.

EPC: D  
COUNCIL TAX: 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.





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