



CARDIFF ROAD

LLANDAFF





CARDIFF ROAD

LLANDAFF, CF5 2DT - £1,850 PCM



3 bedroom(s)



2 bathroom(s)



1155.00 sq ft

Jeffrey Ross are delighted to market this newly refurbished three bedroom family home on the ever popular Cardiff Road in Llandaff. Ideally located within walking distance to both the amenities of Llandaff High Street and Llandaff Fields. The property briefly comprises of entrance hallway with original Terazzo Flooring, spacious living room with bay fronted windows, separate open plan kitchen/diner with newly fitted appliances leading to a utility room and W/C. The first floor of the property further benefits from two large double bedrooms both benefiting from bay windows, single bedroom or study and a family bathroom with bath and shower overhead. The property further benefits from a two tiered rear garden with patio and lawn and off-road parking.

EPC Rating: D

Council Tax Band: F

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

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Lettings Manager







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(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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www.copple.co.uk











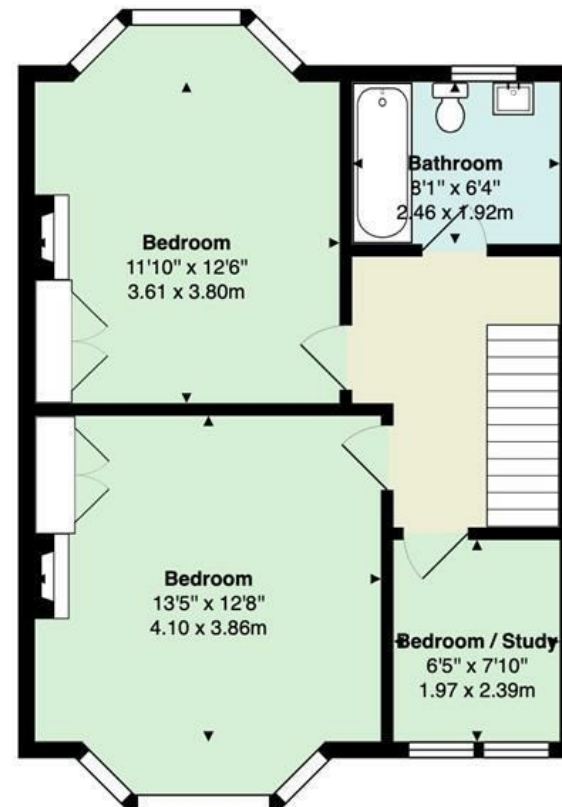
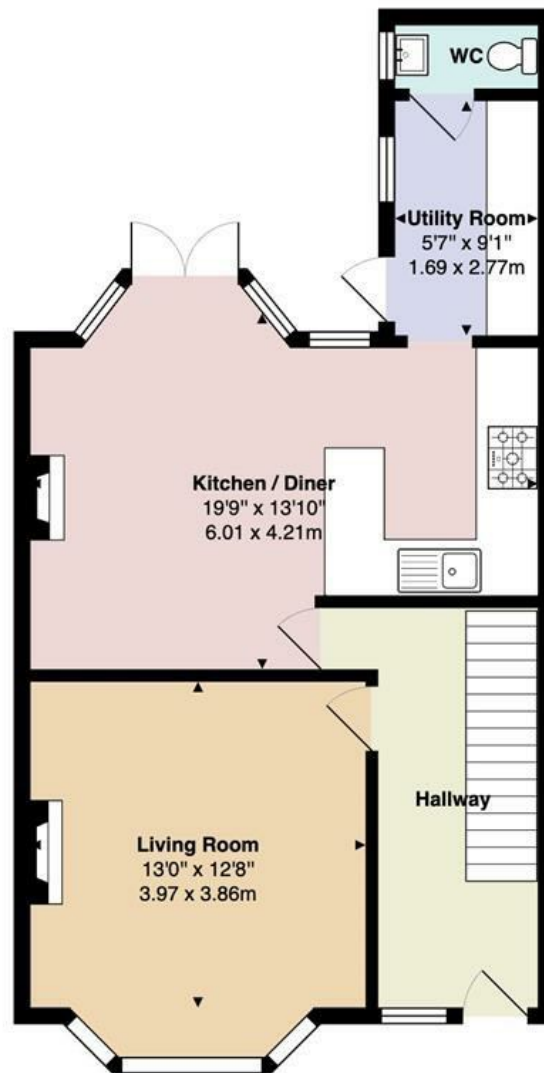




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Comments by Mr Gwyn Davies

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Cardiff Road

Total Area: 1155 ft² ... 107.3 m²

All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

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