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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Theobald Road*

CANTON



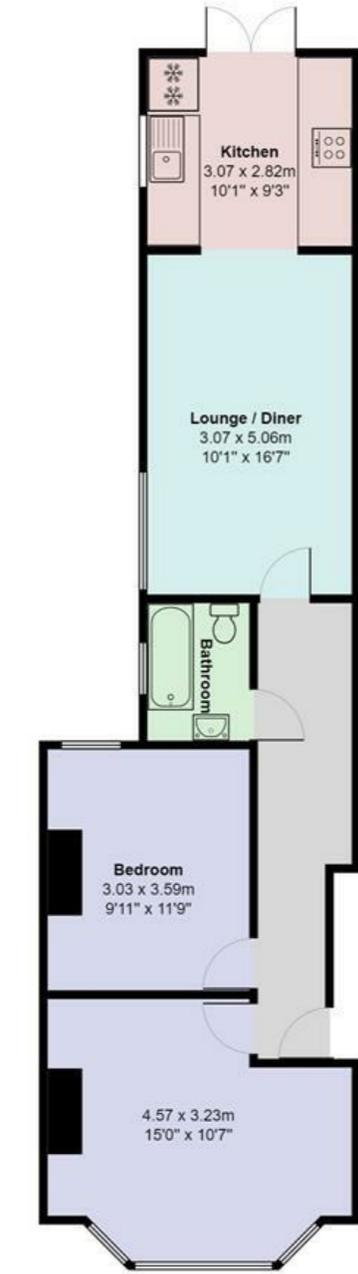
Comments by Mr Lou Quinn

**Property Specialist**  
**Mr Lou Quinn**  
Negotiator

Lou@jeffreygross.co.uk



Comments by the Homeowner



Theobald Road, Canton, CF5 1LP

Total Area: 64.1 m<sup>2</sup> ... 690 ft<sup>2</sup>

All measurements are approximate and for display purposes only

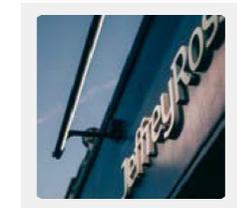
# Theobald Road

Canton, Cardiff, CF5 1LP

PCM

£1,250 PCM

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



Contact our  
**Pontcanna Branch**  
02920 499680



Great ground floor garden apartment is located in the heart of Canton.

Recently refurbished this mid terrace apartment boasts two good size double bedrooms, a large open plan living area and kitchen as well as an enclosed back garden.

The first of the 2 bedrooms is located to front of the property and comes with a large bay window which comes complete with shutter blinds.

A fully tiled bathroom comes with a shower over bath.

To the rear of the property is a open plan lounge/dining area which leads through to the kitchen. The kitchen has a substantial sky light

Double doors lead to a private enclosed garden

Available part furnished  
Gas central heating

EPC: C  
Council Tax: C

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. JeffreyRoss 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		72	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

