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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Lewis Street*

RIVERSIDE



Comments by Ms Gemma Simmonite



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

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Comments by the Homeowner

### 33 Lewis St, Riverside, CRF

Main Building: Total Interior Area: 823.49 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





# Lewis Street

Riverside, Cardiff, CF11 6JY

PCM

£1,300 PCM



2 Bedroom(s)



1 Bathroom(s)



823.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

Jeffrey Ross are delighted to market this spacious semi detached distinctive 'blue' two bedroom house on the superbly located Lewis Street in Riverside. Excellently positioned and within walking distance to Cardiff City centre and Canton. The freshly decorated property briefly comprises of an entrance hallway with storage, two spacious living rooms, one of which could be utilised as a dining room or even a work from home space. It has a separate well equipped kitchen with pantry space, modern fridge freezer with water dispenser, electric hob/oven and washing machine. The ground floor also benefits from a downstairs bathroom, bath with shower over, sink and WC. The first floor further comprises of two large bright double bedrooms, one with a follow through dressing room and further en-suite WC and sink. The property also benefits from a very large low maintenance rear garden. The property is offered unfurnished and benefits from gas central heating and easy street parking.

EPC rating - D  
Council tax band - D

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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Entrance Hallway

Front Garden

Lounge 9'8 x 12'10 max (2.95m x 3.91m max)

Rear Garden

Dining Room 9'7 x 12'11 (2.92m x 3.94m)

Tenure

We are advised that this is free hold however this should be confirmed with your nominated legal representative prior to exchange of contracts.

Kitchen 11'3 x 7'3 (3.43m x 2.21m)

Lobby 5'10 x 9'10 max (1.78m x 3.00m max )

First Floor

Bedroom One 12'11 x 9'10 max (3.94m x 3.00m max)

Bedroom Two 12'10 x 10'10 (3.91m x 3.30m)

Dressing Room/Office 7'4 x 6'8 max (2.24m x 2.03m max)

WC

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