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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Clive Road*

CANTON



Comments by Ms Gemma Simmonite



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

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Comments by the Homeowner



# Clive Road

*Canton, Cardiff, CF5 1HF*

PCM

**£1,150 PCM**



2 Bedroom(s)



2 Bathroom(s)



sq ft



Contact our

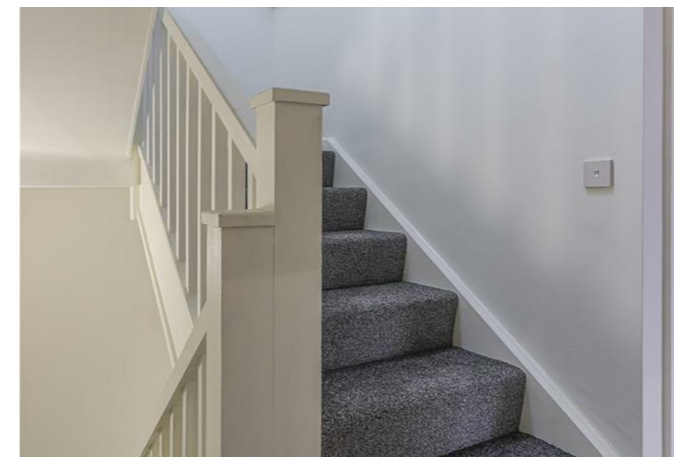
***Pontcanna Branch***

02920 499680

Jeffrey Ross are delighted to market this beautifully refurbished two bedroom duplex apartment on Clive Road in Canton. Located within 2 minutes of Thompsons Park and around the corner from Cowbridge Road East and all its amenities. This property briefly comprises of a private entrance leading to the first floor, open plan living room and kitchen with white goods built in, double bedroom, bathroom with a walk in shower, large storage cupboard. To the second floor we have another bathroom with a walk in shower and spacious double bedroom with Velux windows. The property further benefits from one allocated parking space to the rear of the building. Available UNFURNISHED.

Council Tax Band: C  
EPC Rating: 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC 

