



MONMOUTH STREET









## MONMOUTH STREET

, CF11 6SF - £1,500 PCM



3 bedroom(s)



1 bathroom(s)



791.00 sq ft

Jeffrey Ross are delighted to market this spacious three bedroom house on the ever popular Monmouth Street in Grangetown. Ideally located within walking distance to the amenities of Clare Road and a further 10 minutes from the City Centre and Cardiff Central Station. The property briefly comprises of entrance hallway, ground floor double bedroom with bay fronted windows, spacious living room, separate kitchen / diner with appliances included. The first floor further comprises of two double bedrooms and a family bathroom with bath and shower overhead. The property is offered fully furnished and further benefits from Gas Central Heating and a small, low maintenance rear garden. Ideal for professional sharers!

EPC Rating: D

Council Tax Band: D

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

**Ms Cody Byrne**

[cody@jeffreyross.co.uk](mailto:cody@jeffreyross.co.uk)

Property Management Co-ordinator










### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

































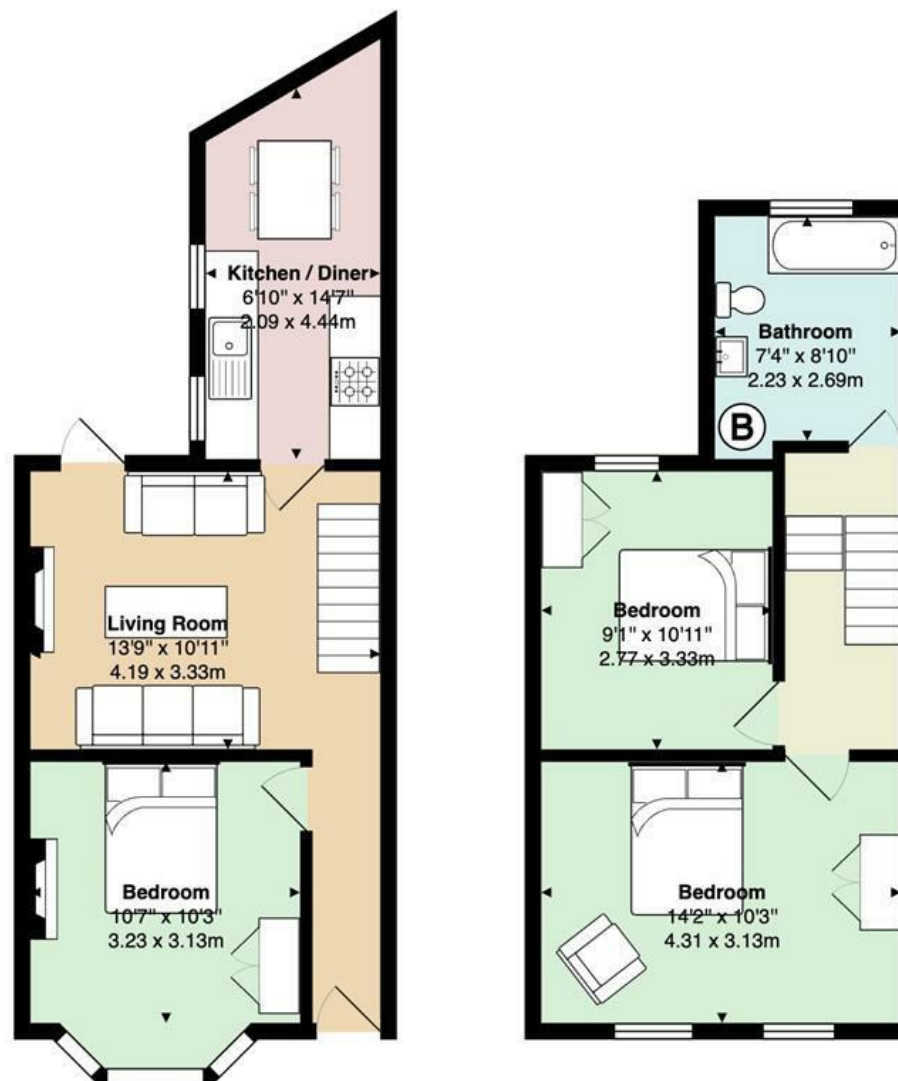


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Comments by Ms Cody Byrne

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22 Monmouth Street

Total Area: 791 ft<sup>2</sup> ... 73.5 m<sup>2</sup>

All measurements are approximate and for display purposes only



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Jeffrey Ross