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CARDIFF

VALE

CAERPHELLY

BRISTOL



Lower Acre



Comments by Ms Gemma Simmonite

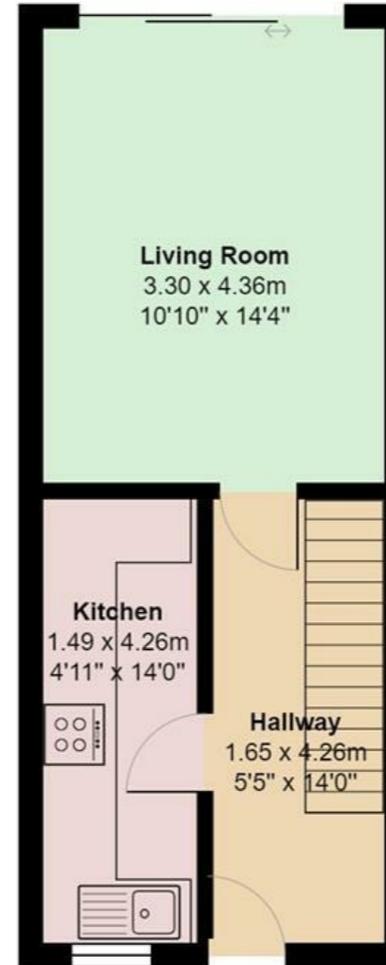


Property Specialist
Ms Gemma Simmonite
Lettings Negotiator

gemma.simmonite@jeffreyross.co.uk



Comments by the Homeowner



Lower Acre

Total Area: 57.8 m² ... 622 ft²

All measurements are approximate and for display purposes only



Lower Acre

, Cardiff, CF5 5HF

PCM

£995 PCM



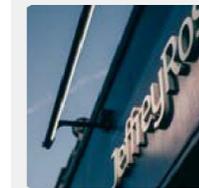
2 Bedroom(s)



1 Bathroom(s)



622.00 sq ft



Contact our

Pontcanna Branch

02920 499680

We are delighted to offer for rent an immaculately presented two bedroom, mid-terraced house on Lower Acre in Ely, located near all the amenities of Ely and Caerau . Also benefits from excellent transport links to the city centre and the M4 via the A4232. The property benefits from a good sized kitchen, large living room with space for a small dining area. Upstairs further benefits from a well laid out bathroom and 2 large double bedrooms, one with fitted wardrobes. Large garden to the rear with a carpeted outhouse, perfect for a gym/'man cave' One off-road parking space at the front.

EPC RATING of C
COUNCIL TAX BAND is B

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

