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CARDIFF

VALE

CAERPHILLY

BRISTOL





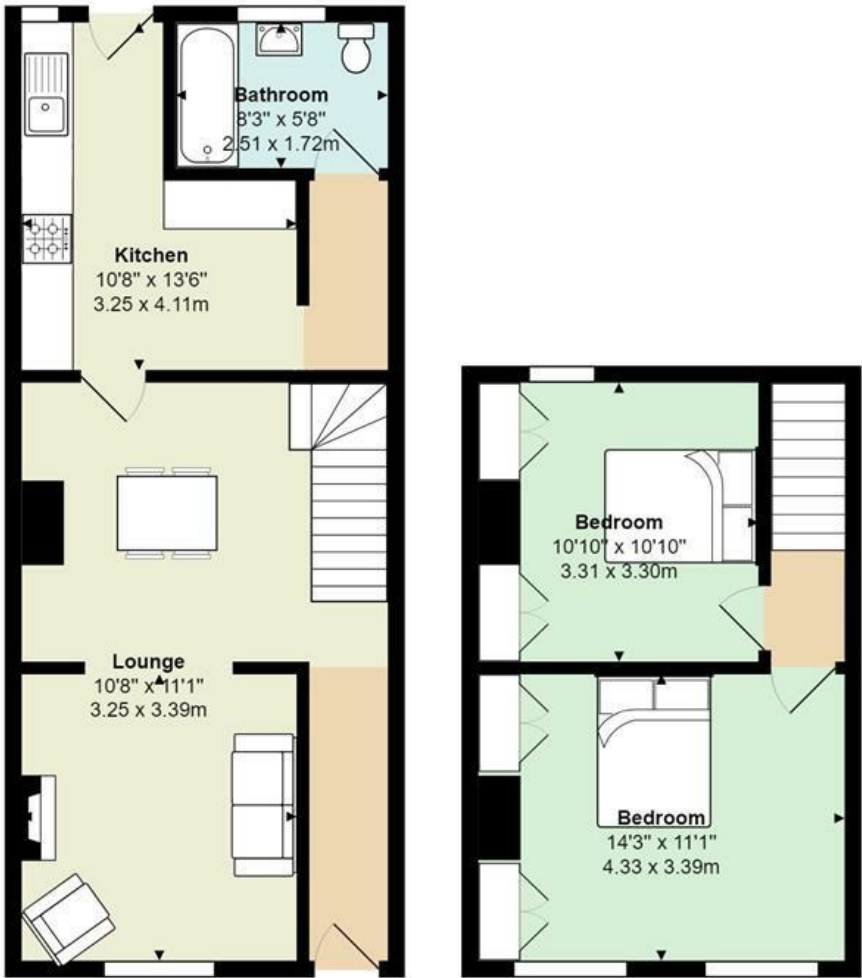
Comments by Ms Gemma Simmonite



Property Specialist
Ms Gemma Simmonite
Lettings Negotiator

gemma.simmonite@jeffreygross.co.uk

Glynne Street, Canton



Total Area: 837 ft² ... 77.8 m²

All measurements are approximate and for display purposes only

Comments by the Homeowner





Glynne Street

, Cardiff, CF11 9NS

PCM

£1,300 PCM



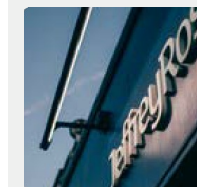
2 Bedroom(s)



1 Bathroom(s)



837.00 sq ft



Contact our
Pontcanna Branch

02920 499680

A nicely presented mid-terraced house on Glynne Street, Canton. Located conveniently between Pontcanna and Canton is this nicely-kept, well maintained two bedroom house. Downstairs is a large, open-plan lounge/dining room with feature fireplaces leading into modern-fitted kitchen. Off the kitchen is a small walkway leading into a brand new family bathroom with both bath and shower over. Upstairs are two good-sized double bedrooms, one being furnished the second and largest is currently unfurnished. To the rear of the property is a low maintenance garden. The property is provided part-furnished and benefits from gas central heating. Street parking. Available 01/08/26

EPC RATING of D.
COUNCIL TAX BAND of 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 property or failed to take reasonable steps to enter into the Occupation Contract.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		66
(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	

