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CARDIFF

VALE

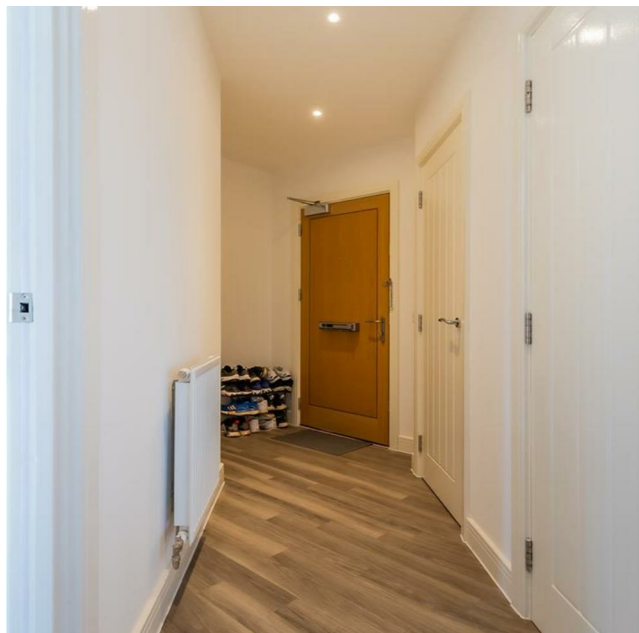
CAERPHILLY

BRISTOL



*Rhodri Morgan Way*

CANTON



Comments by Ms Gemma Simmonite



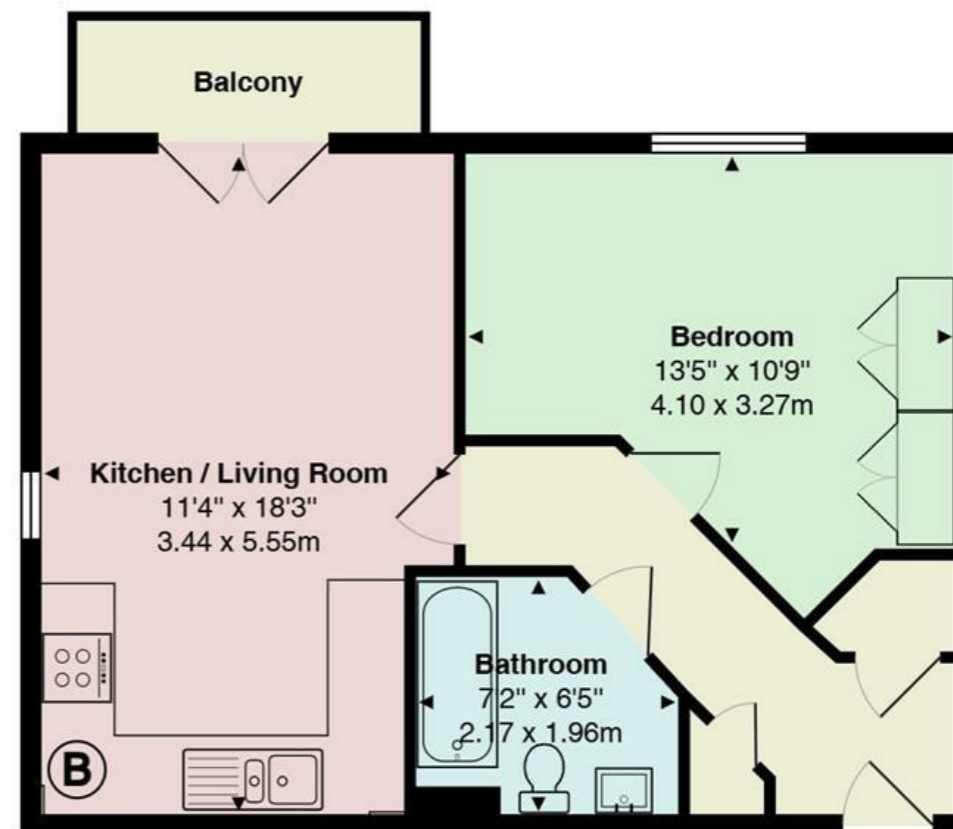
**Property Specialist**  
**Ms Gemma Simmonite**  
Lettings Negotiator

[gemma.simmonite@jeffreycross.co.uk](mailto:gemma.simmonite@jeffreycross.co.uk)



Comments by the Homeowner

## Rhodri Morgan Way



Total Area: 465 ft<sup>2</sup> ... 43.2 m<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



# Rhodri Morgan Way

Canton, Cardiff, CF11 8GB

Per Month

**£1,150 Per Month**



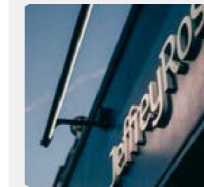
1 Bedroom(s)



1 Bathroom(s)



465.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

Jeffrey Ross are delighted to market this stylish furnished one bedroom apartment on Rhodri Morgan Way in the modern housing development The Mill. The property is ideally located on the edge of Canton within 10 minutes drive to the City Centre, local retail parks and much more local amenities. The property boasts quality design and comprises of entrance hallway with two storage cupboard, master bedroom with built in wardrobes, bathroom with bath and shower overhead, modern open plan kitchen/living room with built in appliances with south-westerly facing balcony. The property is of a very high spec and further benefits from Gas Central Heating and an allocated parking space. A real must see! Available from 20th July.

EPC Rating: B

Council Tax Band: 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 dwelling 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

