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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Ty-Mawr Road*

LLANDAFF NORTH



Comments by Mr Gwyn Davies



**Property Specialist**  
**Mr Gwyn Davies**  
Lettings Manager

gwyn@jeffreygross.co.uk



Comments by the Homeowner



Total Area: 1185 ft<sup>2</sup> ... 110.1 m<sup>2</sup>

All measurements are approximate and for display purposes only



# Ty-Mawr Road

Llandaff North, Cardiff, CF14 2FN

PCM

£1,450 PCM



3 Bedroom(s)



1 Bathroom(s)



1185.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

Jeffrey Ross are delighted to market this well presented 3 bedroom house on the ever popular Ty-Mawr Road in Llandaff North. Ideally located around the corner of the amenities of Station Road and minutes walk from Llandaff Train Station which will take you straight into the City Centre. The property briefly comprises of entrance hallway, living room with bay fronted windows, dining room that would also make a perfect home office, newly fitted kitchen with appliances included and large island, utility room with french doors opening onto a large west facing garden with patio, lawn and a garage to the rear. The first floor then further comprises of 3 double bedrooms with the master benefiting from bay fronted windows and built in wardrobes, family bathroom with bath and shower overhead.

EPC Rating: D

Council Tax Band: E

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.



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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			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

