



CORNWALL STREET

GRANGETOWN









## CORNWALL STREET

GRANGETOWN, CF11 6PL - £1,150 PCM



3 bedroom(s)



1 bathroom(s)



923.00 sq ft

Jeffrey Ross are delighted to market this well presented two bedroom house on Cornwall Street in Grangetown. The house is ideally located minutes walk from the amenities from Claire Road. The property comprises of open plan living room diner, separate kitchen with appliances included, family bathroom with separate bath and shower. To the first floor we then have two large double bedrooms and a smaller double bedroom ideal for a study or home office. The property also benefits from a large low maintenance patio garden. Gas Central Heating and is offered unfurnished.

EPC Rating: C

Council Tax Band: C

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

**Mr Gwyn Davies**

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Lettings Manager










### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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 	































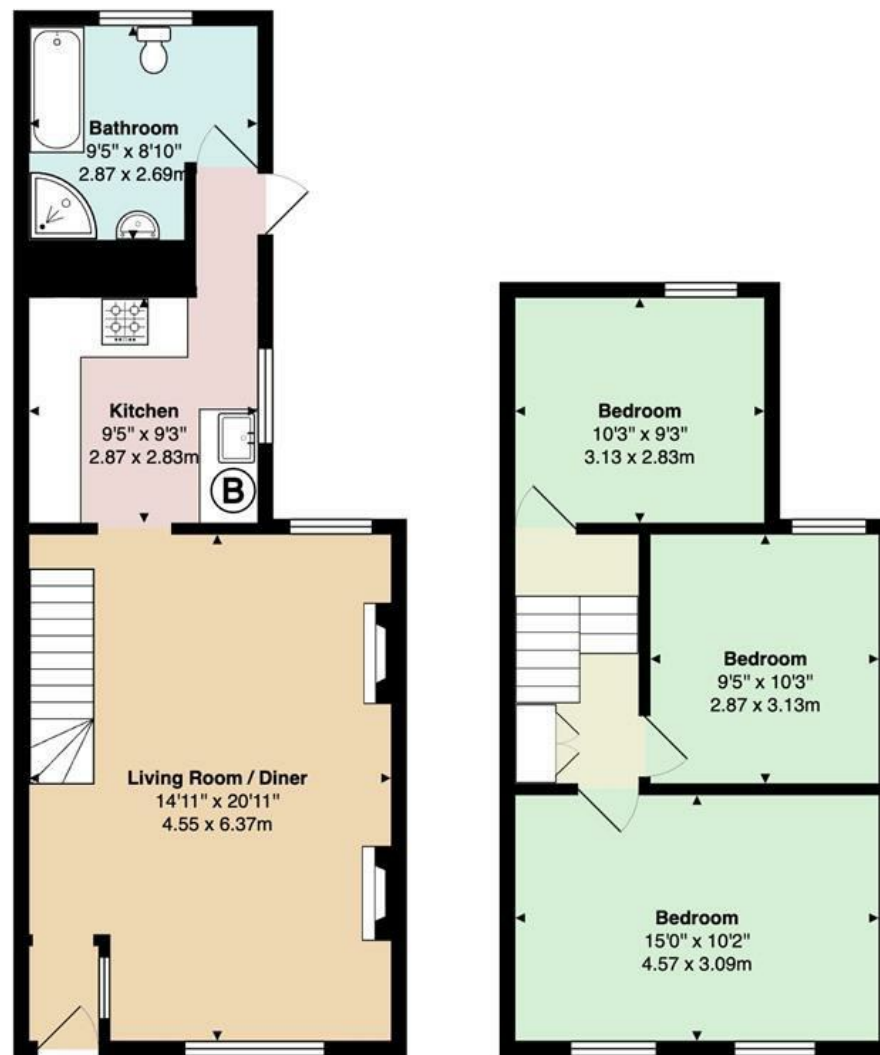




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Comments by Mr Gwyn Davies

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Cornwall Steet

Total Area: 923 ft<sup>2</sup> ... 85.8 m<sup>2</sup>

All measurements are approximate and for display purposes only



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