



ELY ROAD





## ELY ROAD

, CF5 3AB - £995 PCM



2 bedroom(s)



1 bathroom(s)



599.00 sq ft

Jeffrey Ross are delighted to market this recently refurbished two bedroom bungalow on Ely Road in Fairwater. The property comprises of entrance hallway, family bathroom with bath and shower overhead, single bedroom / study, spacious double bedroom with bay fronted windows, separate kitchen, large living room diner with bi-folding doors opening onto a south facing garden with patio and artificial grass with side access. The property is offered Unfurnished and further benefits from Gas Central Heating and two off road parking spaces on the driveway. FLOORPLAN AVAILABLE.

EPC Rating: C

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.

### PROPERTY SPECIALIST


**Ms Jodie Price**

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### 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 Ms Jodie Price

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Ely Road

Total Area: 599 ft<sup>2</sup> ... 55.7 m<sup>2</sup>

All measurements are approximate and for display purposes only

[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross