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CARDIFF

VALE

CAERPHILLY

BRISTOL



Egerton Street



Comments by Ms Gemma Simmonite



Property Specialist
Ms Gemma Simmonite
Lettings Negotiator

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Comments by the Homeowner



Total Area: 866 ft² ... 80.5 m²

All measurements are approximate and for display purposes only



Egerton Street

, Cardiff, CF5 1RG

PCM

£1,395 PCM



3 Bedroom(s)



1 Bathroom(s)



866.00 sq ft



Contact our
Pontcanna Branch

02920 499680

A tastefully modernised mid-terraced house in this desirable part of Canton. Close to all local amenities, independent restaurants/ bars and transport links throughout the city. This unfurnished three bedroom property briefly comprises of good-sized bay-fronted lounge, separate dining room, modern fully fitted kitchen with patio doors leading to the landscaped garden, as well a modern bathroom suite with a shower over bath. Upstairs there two good-sized double bedrooms and one large master double with fitted wardrobes. This must see property would be ideal for a couple, small family or professional sharers. Available 10th October

EPC RATING - D
COUNCIL TAX BAND - 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 Tenancy or failed to take reasonable steps to enter into the tenancy agreement.



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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		
England & Wales		EU Directive 2002/91/EC 

