



HEOL Y FYNACHLOG

CANTON





HEOL Y FYNACHLOG

CANTON, CF11 8FQ - £1,250 PCM



2 bedroom(s)



2 bathroom(s)



794.00 sq ft

Jeffrey Ross are pleased to market this stylish two bedroom home in this modern residential development in Canton on Heol Fynachlog. Ideally located within close proximity to the amenities of Canton and just 5 minutes from the A4232 to take you out of Cardiff towards the M4. The property briefly comprises of entrance hallway with a WC beneath the stairs, open plan kitchen/diner with appliances included and a gas hob, spacious living room with French door access to the well maintained garden with patio area, lawn and rear access. the first floor of the property further comprises of two great sized bedrooms with one of which benefiting from an en-suite with walk in shower, family bathroom with bath and shower overhead and a storage cupboard in the hallway. The property further benefits from Gas Central Heating and parking available. A MUST SEE!

EPC Rating: B

Council Tax Band: D

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) A		97
(81-91) B	85	
(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 	













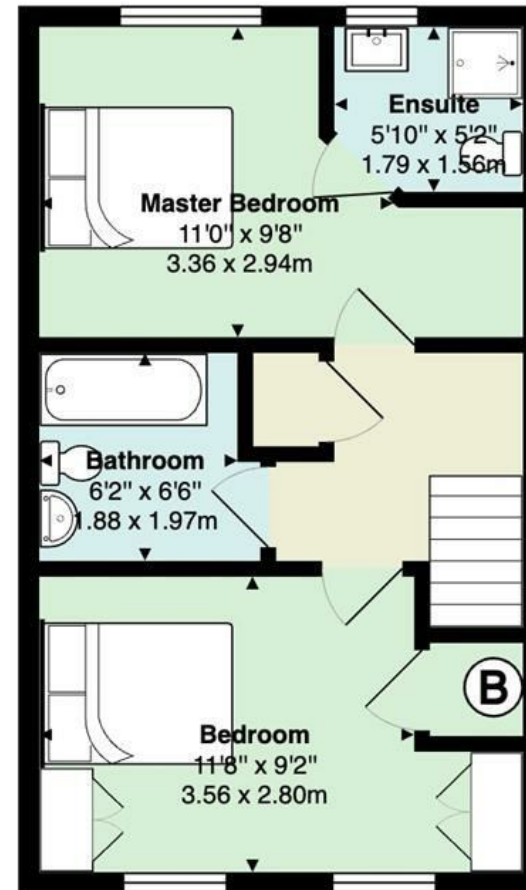
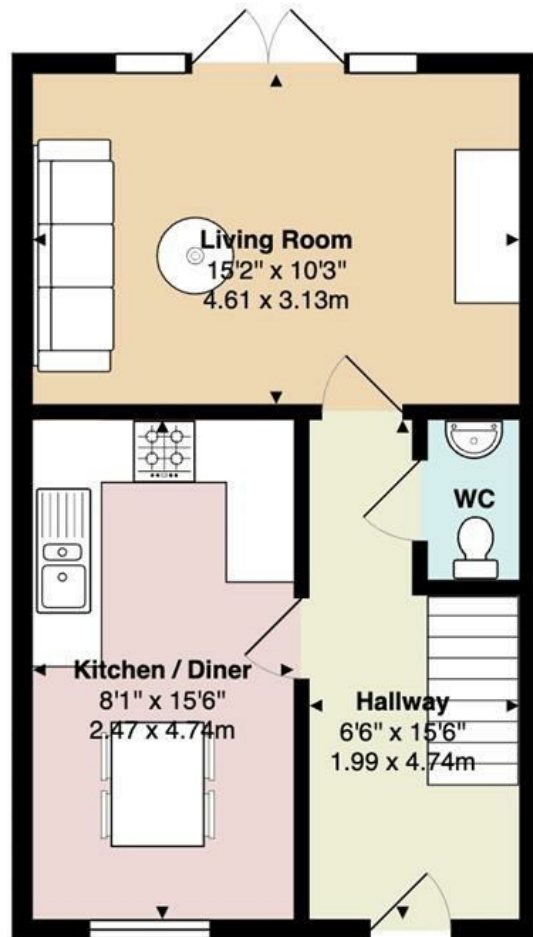




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Comments by Mr Gwyn Davies

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5 Heol Fynachlog

Total Area: 794 ft² ... 73.8 m²

All measurements are approximate and for display purposes only

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Jeffrey Ross