



ELY ROAD

LLANDAFF









## ELY ROAD

LLANDAFF, CF5 2JF - £1,300 PCM



2 bedroom(s)



1 bathroom(s)



893.00 sq ft

We are delighted to offer this unique 2 bedroom unfurnished house on the ever popular Ely Road. The ground floor of this property comprises of a side entrance leading in to a spacious living room with stairs leading to the first floor. Through the living room you'll find a open plan kitchen-diner with newly fitted units with integrated fridge, freezer and dishwasher, through to the diner you will find a spacious area with skylights shining down with a small utility room and downstairs wet-room attached. Through the glass sliding doors you will find a large garden with stone patio leading to a small grass area further leading to a decking area also benefiting from a garden shed. On the first floor accessible through the living room at the front of the house you will find 2 large double bedrooms with a shared en-suite benefiting from a separate bath and shower. This property is perfect for a professional couple or small family. Video Tour Available!

Video Tour Available (July 2020): <https://youtu.be/dBIQt7FqdJk>

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.

### PROPERTY SPECIALIST

**Mr Gwyn Davies**

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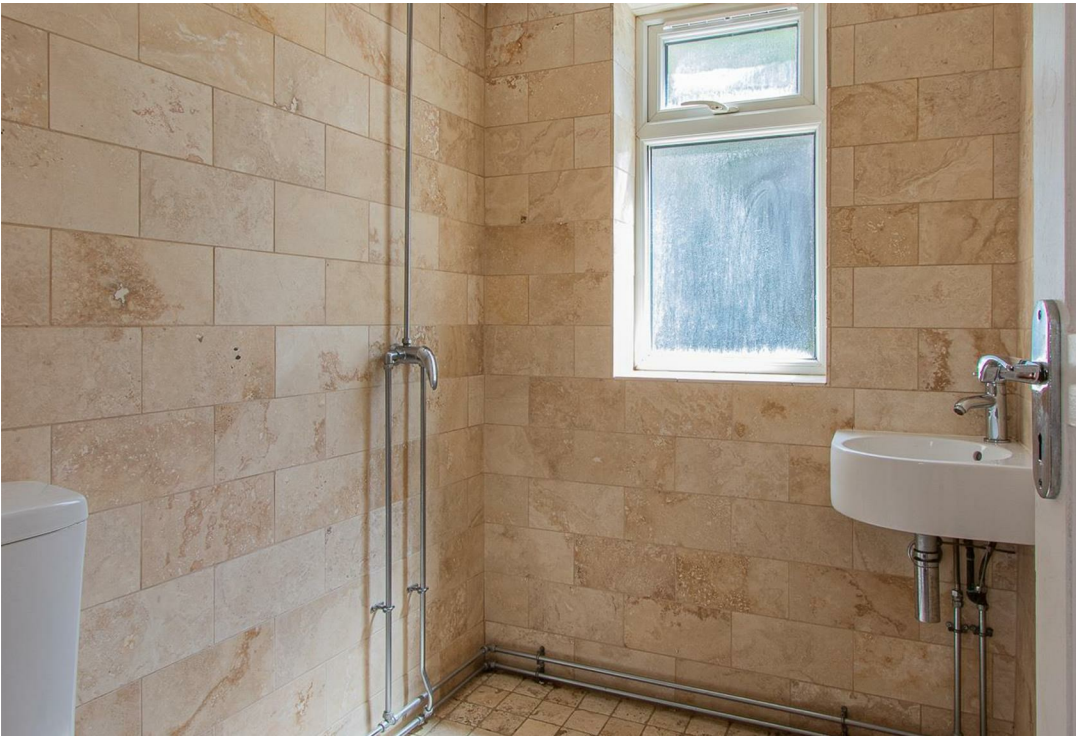
Lettings Manager












### 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 	

































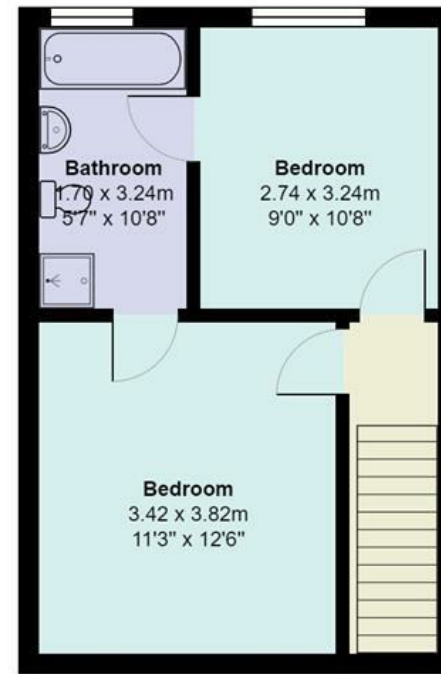


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Comments by Mr Gwyn Davies

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Ely Road

Total Area: 85.3 m<sup>2</sup> ... 918 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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

Jeffrey Ross