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CARDIFF

VALE

CAERPHILLY

BRISTOL



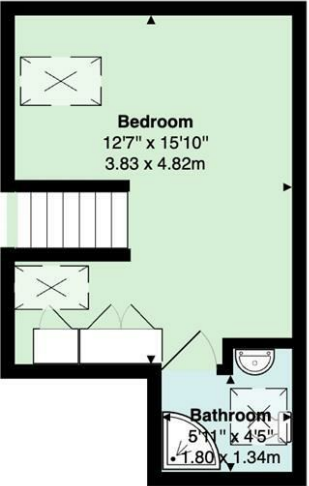




Comments by Ms Gemma Simmonite

**Property Specialist**  
**Ms Gemma Simmonite**  
Lettings Negotiator

[gemma.simmonite@jeffreycross.co.uk](mailto:gemma.simmonite@jeffreycross.co.uk)



12 The Old Library

Total Area: 666 ft² ... 61.9 m² (excluding shared terrace)

All measurements are approximate and for display purposes only

Comments by the Homeowner





# Redlaver Street

, Cardiff, CF11 7PL

PCM

£900 PCM



1 Bedroom(s)



1 Bathroom(s)



666.00 sq ft



Contact our  
***Pontcanna Branch***

02920 499680

Jeffrey Ross are delighted to market this one bedroom duplex apartment in the ever popular The Old Library in Grangetown. This unique conversion is ideally located just 10 minutes from the City Centre and Cardiff Central Train Station. The property comprises of small entrance hallway with direct access to a roof terrace shared with just one other apartment, an exceptionally large open plan living room / kitchen with integrated appliances, to the first floor you have a spacious double bedroom with a built in wardrobe and other storage facilities leading to a bathroom with a walk in shower. The property is on the top floor of the building and therefore offers multiple skylights allowing plenty of natural light whilst also showcasing the buildings exposed wooden beams. The property further benefits from Gas Central Heating and is offered UNFURNISHED.

EPC Rating: D  
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.





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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	67	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 