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CARDIFF

VALE

CAERPHELLY

BRISTOL

*Brickworks*

TRADE STREET

COOPER'S YARD  
TARDY COMPER



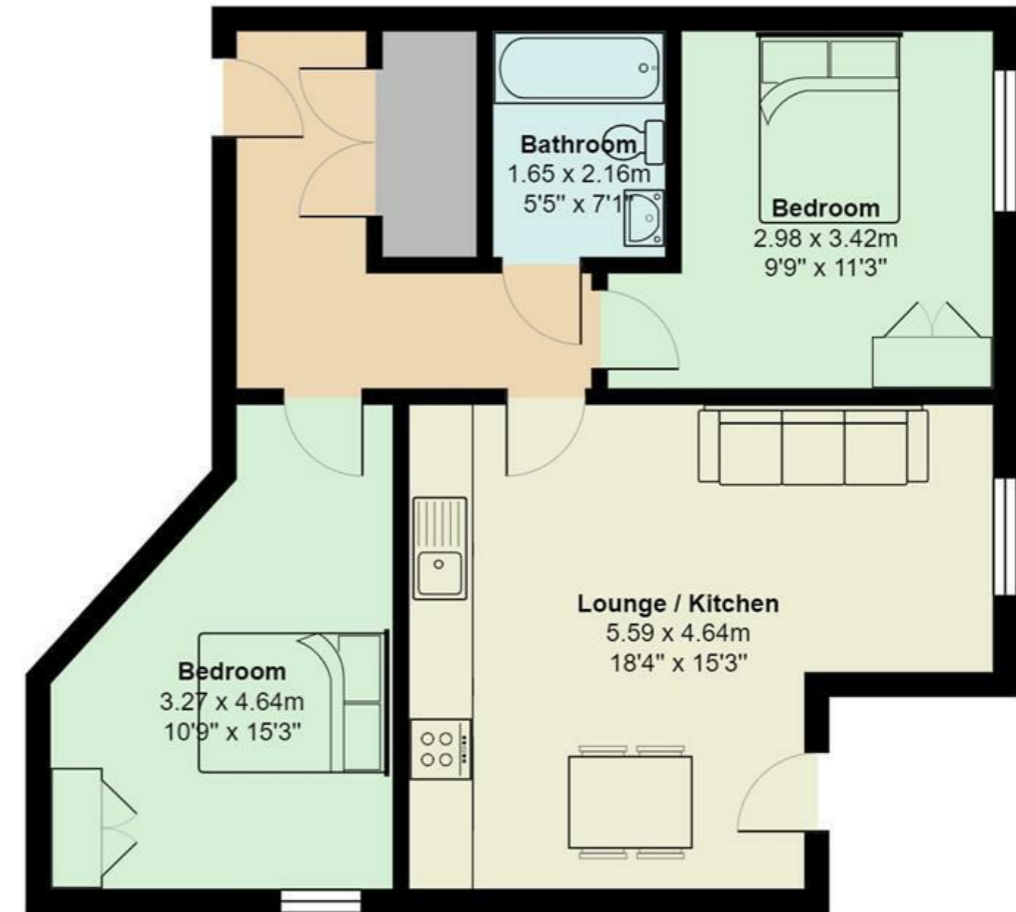
Comments by Ms Gemma Simmonite



**Property Specialist**  
**Ms Gemma Simmonite**  
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## Brickworks, City Centre



Total Area: 61.1 m<sup>2</sup> ... 657 ft<sup>2</sup>

All measurements are approximate and for display purposes only

*Superb two bedroom apartment in a fantastic, central location!*

Comments by the Homeowner





# Brickworks

Trade Street, Cardiff, CF10 5EG

PCM

£1,250 PCM



2 Bedroom(s)



1 Bathroom(s)



607.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

JeffreyRoss are proud to market this warehouse-inspired second-floor two bedroom apartment that is a stones throw away from Cardiff Central train station and ideally located to benefit from the city centre and Cardiff Bay. Brickworks is a development of 100 apartments in Cardiff's city centre's rapidly emerging South Central district. The apartment comprises of two double bedrooms, bathroom with bathtub and shower over and a good size open plan kitchen/diner with four seat dining table. Available nicely furnished, be one of the first person to live in this executive apartment. The property further benefits from shared roof top terrace! No parking available with the property.

Floor plan available.

EPC RATING of B  
COUNCIL TAX BAND F

A holding fee of £50 per person 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.



#### Hall

With double utility cupboard

Living/dining/kitchen 19'8" x 14'5" (6 x 4.4)

Bedroom one 12'1" x 11'5" (3.7 x 3.5)

Bedroom two 14'9" x 10'9" (4.5 x 3.3)

Bathroom





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 