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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Wynnstay Close*



Comments by Ms Gemma Simmonite



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

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Comments by the Homeowner





# Wynnstay Close

, Cardiff, CF11 8NB

PCM

£950 PCM



2 Bedroom(s)



1 Bathroom(s)



753.48 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

Jeffrey Ross are delighted to bring to market this recently refurbished two double bedroom ground floor maisonette with a great size garden. Located on the boundary between Grangetown and Leckwith, close to Ninian Park train station and the popular Capital Retail Park. It has direct links to the M4 which makes this an ideal family home situated in the centre of Cardiff. The accommodation comprises of a well equipped kitchen with electric hob, fridge freezer and washing machine. A large bright living room with patio doors opening onto the generous garden. Both double bedrooms have fitted wardrobes and views to the garden. The bathroom is a good size with bath and shower, heated towel rail, sink and WC. There is off road parking for one vehicle. The property is available 15th May.

EPC RATING: C  
COUNCIL TAX RATING: 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) <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<br>2002/91/EC |           |

