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CARDIFF

VALE

CAERPHILLY

BRISTOL





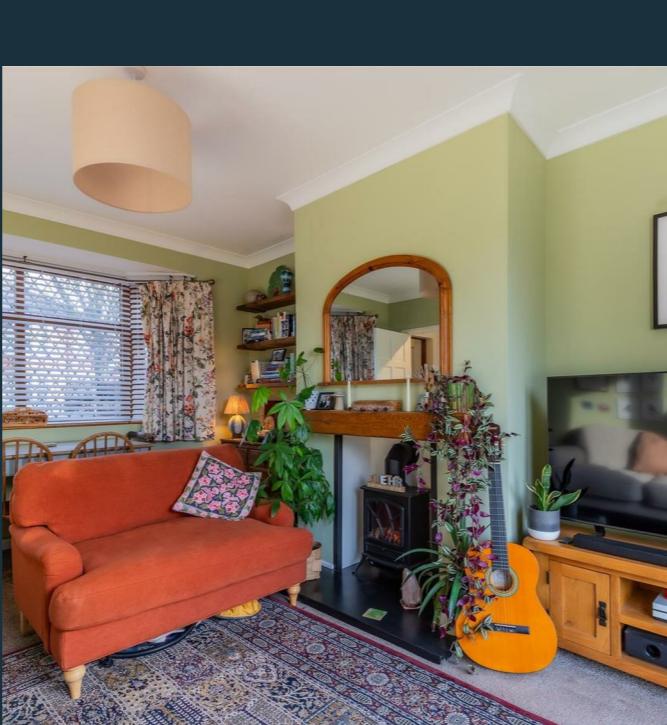
Comments by Mr Gwyn Davies



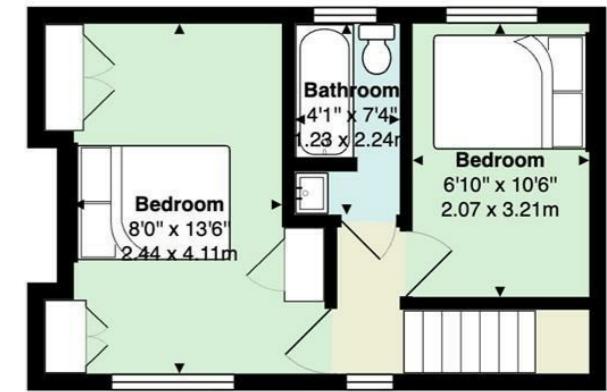
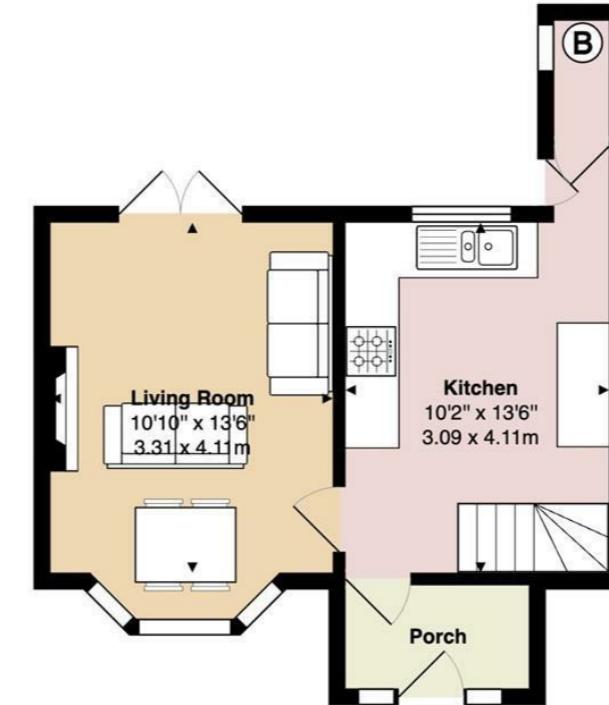
Property Specialist

Mr Gwyn Davies
Lettings Manager

gwyn@jeffreyross.co.uk



Comments by the Homeowner



11 Broad Street

Total Area: 622 ft² ... 57.8 m²

All measurements are approximate and for display purposes only



C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Broad Street

, Cardiff, CF11 8BY

PCM

£1,250 PCM



2 Bedroom(s)



1 Bathroom(s)



622.00 sq ft



Contact our
Pontcanna Branch

02920 499680

Jeffrey Ross are delighted to market this beautifully presented two bedroom home on the ever popular Broad Street on the outskirts of Canton. Ideally located within close proximity to Capital Retail Park and all of its amenities whilst also having great links to the M4 along the A4232 and being 10 minutes from the City Centre. The property briefly comprises of porch entrance, good sized kitchen with breakfast bar and appliances included, cosy living room with bay fronted windows and french door access to the rear garden comprising of patio area, lawn and large storage space to the rear. The first floor of the property further comprises of master bedroom with built in wardrobes, family bathroom with bath and shower overhead. second double bedroom with more storage. The property is offered fully furnished and further benefits from Gas Central Heating.

Please note, the property is available for a 12 month stay only via a 6-month contract followed by a 6-month notice to vacate. Perfect for those looking to trial the area before going on to purchase.

EPC Rating: C
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		89
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

