



GROESFAEN PONTYCLUN





GROESFAEN

PONTYCLUN, CF72 8NS - £1,100 PCM



3 bedroom(s)



2 bathroom(s)



1100.00 sq ft

Jeffrey Ross are pleased to market this modern three bedroom semi detached property situated in Groesfaen. The property comprises entrance hall, lounge, kitchen/diner and cloakroom WC to the ground floor. To the first floor are three double bedrooms, family bathroom and en-suite shower room. The property further benefits enclosed, low maintenance side and rear garden and driveway parking for two cars. The property is offered UNFURNISHED and further benefits from Gas Central Heating and a Garage.

EPC Rating: C

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

Ms Cody Byrne

cody@jeffreyross.co.uk

Property Management Co-ordinator





Energy Efficiency Rating

A horizontal bar chart showing energy efficiency ratings from A (best) to G (worst). The scale is color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (dark orange), and G (red). The chart includes numerical ranges for each rating and a 'Very energy efficient - lower running costs' note above the A range. A green arrow points from the A range to the F range, with the number 72 above the arrow and 83 in a green box above the F range. Below the chart, a note says 'Not energy efficient - higher running costs'.

Rating	Range (%)	Color
A	(92 plus)	Dark Green
B	(81-91)	Medium Green
C	(69-80)	Light Green
D	(55-68)	Yellow
E	(39-54)	Orange
F	(21-38)	Dark Orange
G	(1-20)	Red

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current Potential

72

83

EU Directive 2002/91/EC

England & Wales

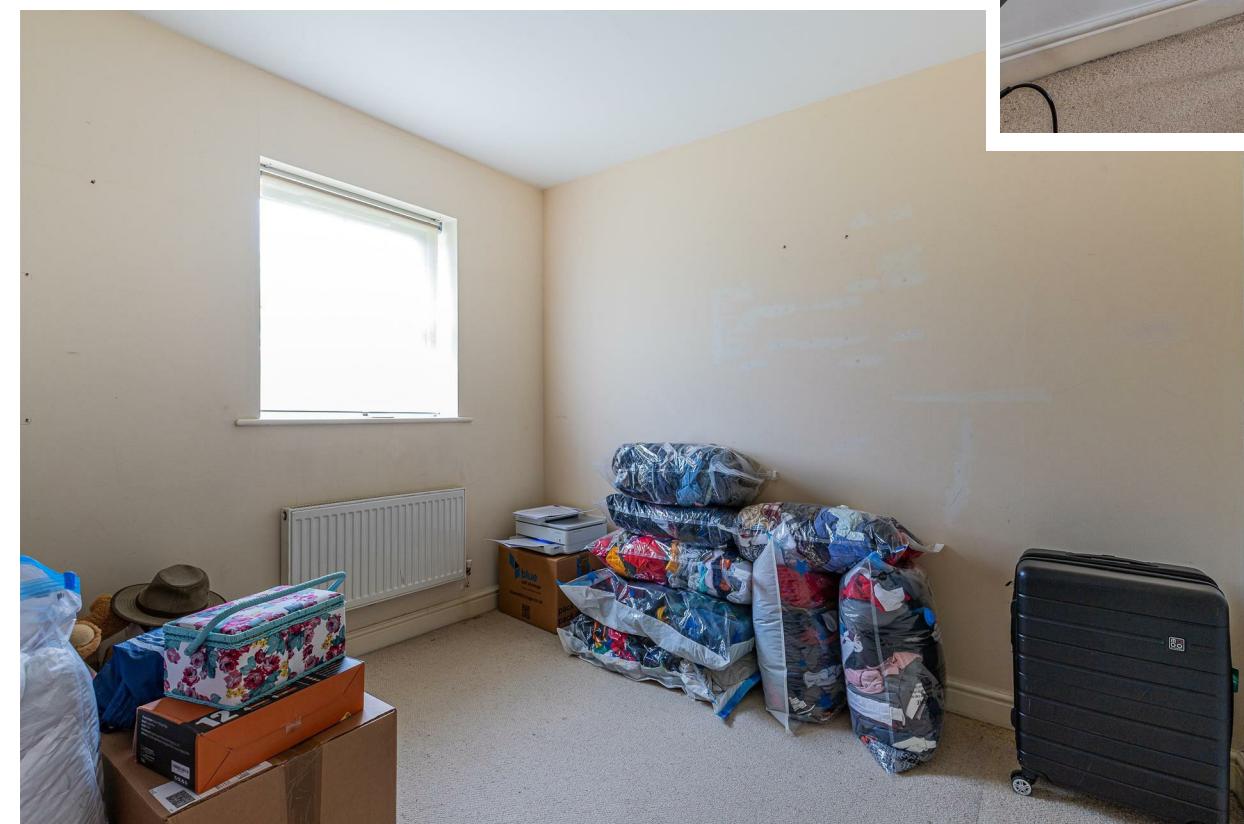
EU Directive
2002/91/EC











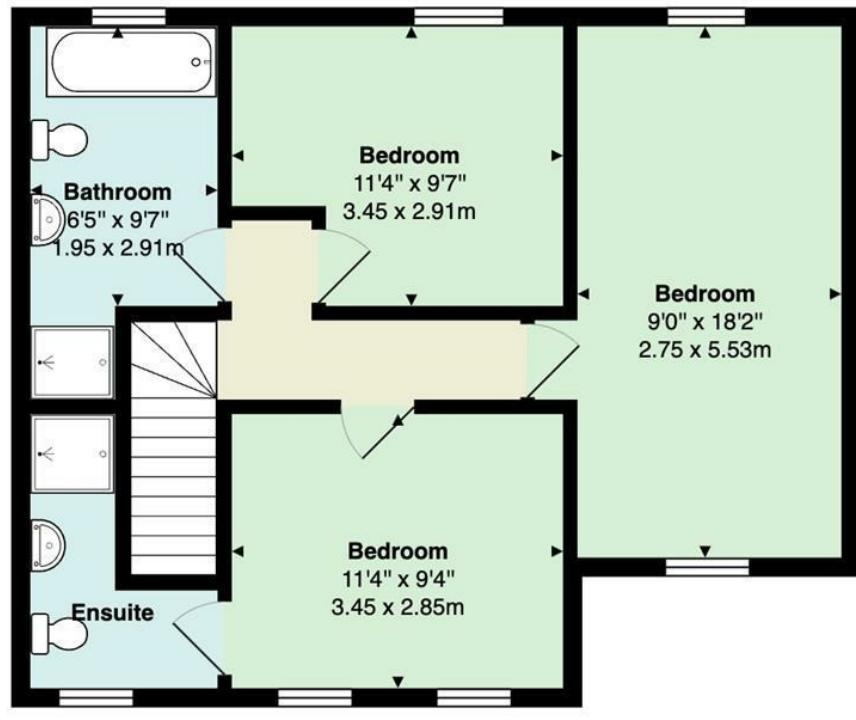




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Comments by Ms Cody Byrne



1 Smithy Cottage

Total Area: 1172 ft² ... 108.9 m²

All measurements are approximate and for display purposes only

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