

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss






GWERN CLOSE





GWERN CLOSE , CF5 6XL - £2,000 PCM

 4 Bedroom(s)  2 Bathroom(s)  1526.00 sq ft

Jeffrey Ross are delighted to market this modern four bedroom family home on Gwern Close in Wenvoe. Ideally located just off the A4232 link road providing easy access to both Cardiff Bay and the M4 whilst also having plenty of local amenities near by via Culverhouse Cross and the nearby retail parks. The property itself comprises of entrance hallway, spacious living room leading to a dining room to the rear, separate kitchen with integrated appliances, separate utility room, WC and a sizeable and insulated garage. The first floor of the property further comprises of four good sized double bedrooms, two of which benefiting from built in wardrobes and the master bedroom further benefiting from en-suite, storage cupboard in the hallway and a family bathroom with bath and shower overhead. The property is offered unfurnished and further benefits from a two car driveway and a beautifully presented West-facing garden with a large patio area and lawn. A MUST SEE!

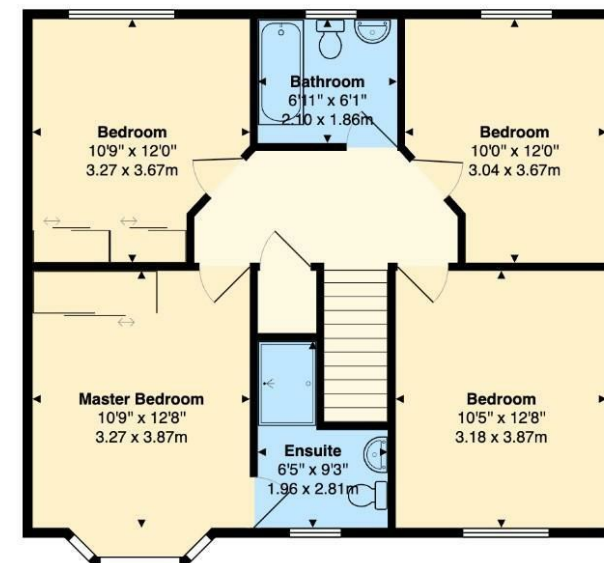
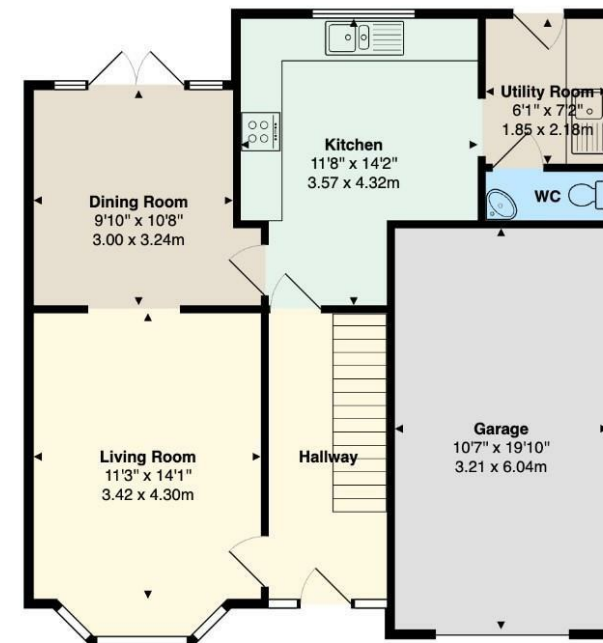
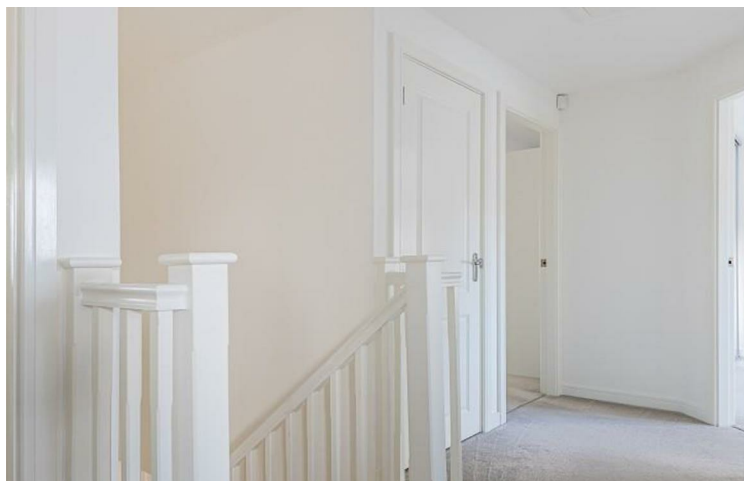
EPC Rating: C
Council Tax Band: G

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

Mr Gwyn Davies
gwyn@jeffreypass.co.uk
Lettings Manager

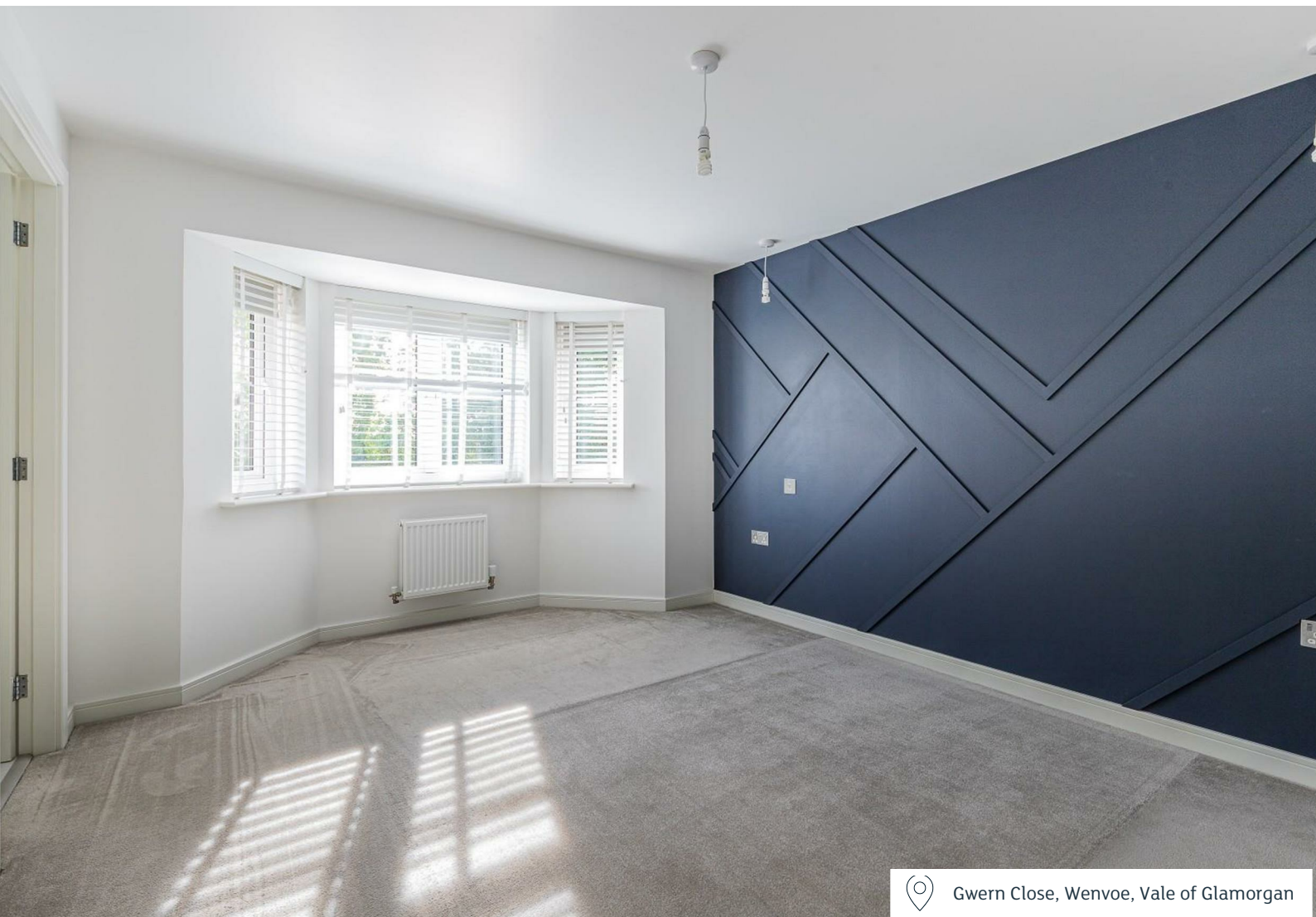




47 Gwern Close

Total Area: 1526 ft² ... 141.8 m²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	89
England & Wales		EU Directive 2002/91/EC