

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



COGAN COURT  
LLANDOUGH









## COGAN COURT

LLANDOUGH, CF64 2NQ - £800 PCM



1 Bedroom(s)



1 Bathroom(s)



522.00 sq ft

Within walking distance of Cogan train station and easy commuting into Penarth, Cardiff Bay and the City centre a spacious one bedroom, second (top) floor apartment. This property comprises lounge, fitted kitchen/diner, bathroom with shower and communal garden. The property does not have access to a lift.

EPC Rating D

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

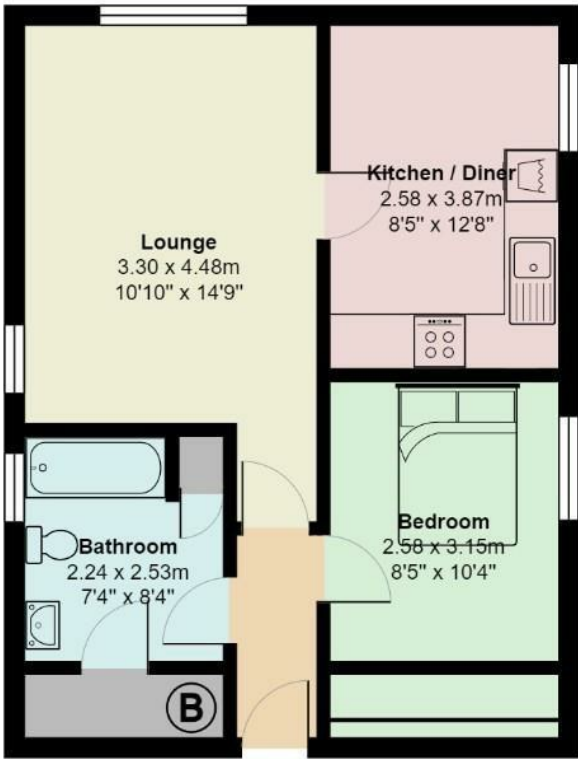
[cody@jeffreyyross.co.uk](mailto:cody@jeffreyyross.co.uk)

Property Management Co-ordinator





Cogan Court, Cogan



Total Area: 48.5 m² ... 522 ft²

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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |