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*Andrew Road*

CARDIFF

VALE

CAERPHILLY

BRISTOL



Comments by Miss Lauren King



**Property Specialist**  
**Miss Lauren King**  
Lettings Negotiator

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Comments by the Homeowner





# Andrew Road

, Penarth, CF64 2NS

£1,200



3 Bedroom(s)



2 Bathroom(s)



979.52 sq ft



Contact our  
**Penarth Branch**

02920415161

Conveniently located within a short walk of Llandough Hospital and Cogan train station a well presented, furnished, three bedroom, two bathroom terraced house. The accommodation comprises entrance hall, two separate lounges, modern fitted kitchen, utility area, ground floor bathroom with shower stairs leading to three double bedrooms and second bathroom (shower room). To the rear is a terraced and landscaped garden with a garage for storage.

Council Tax Band D  
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 Ltd 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 2002/91/EC 	

