

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



HEOL LEUBREN









## HEOL LEUBREN

, CF63 1HG - £1,695



4 Bedroom(s)



2 Bathroom(s)



1371.00 sq ft

Rare opportunity to rent this four bedroom recently refurbished throughout detached house with a garage in a quiet Cal-de -sac away from the road with private position, on the Pencoedre Estate. This detached family property comprises of large entrance driveway with off road parking for more than 4 cars, entrance hallway into open plan lounge, downstairs W/C, spacious kitchen with built in appliances and dishwasher, ample space for an additional dining area French doors leading to the spacious enclosed garden, separate utility room with direct access internally to the garage - which has electrics and a tumble dryer. Stairs leading to the spacious master bedroom with en-suite, three additional double bedrooms, modern family bathroom with shower. Viewing highly recommended.

Council Tax Band E  
EPC Rating D

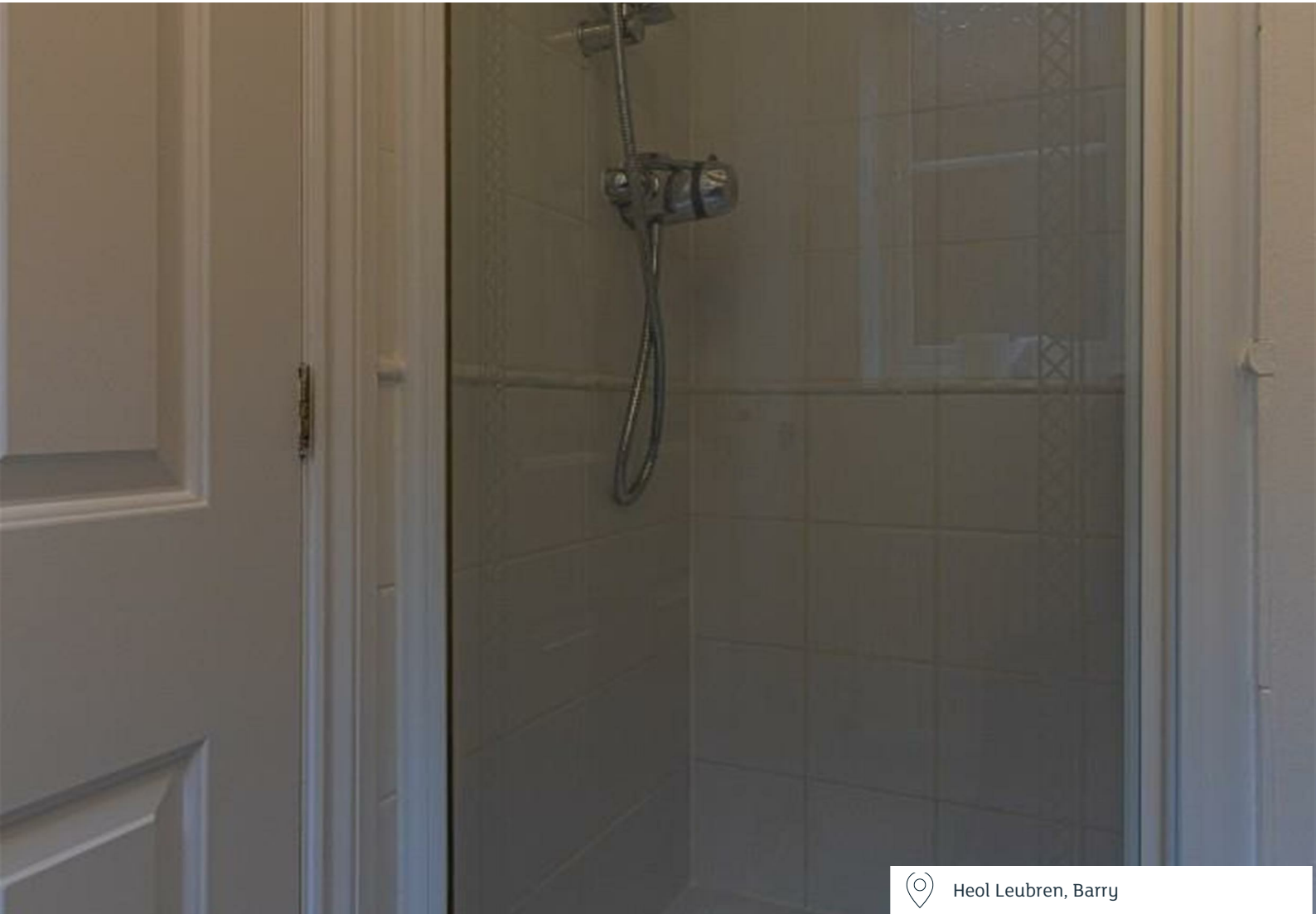
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or 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

Miss Lauren King  
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Lettings Negotiator







 Heol Leubren, Barry

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Total Area: 127.4 m² ... 1371 ft²  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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 