

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



ANDREW ROAD









## ANDREW ROAD

, CF64 2NW - £900

 2 Bedroom(s)  1 Bathroom(s)  sq ft

### RECENTLY DECORATED & RE-CARPETED!

Unfurnished first floor two double bedroom flat within walking distance to Llandough Hospital and Cogan Train Station. Offering good road and rail links to Cardiff City Centre. Property comprises:- Hall, spacious lounge with feature fire place, two double bedrooms, modern fitted kitchen with built in gas hob and electric oven. Bathroom with shower over bath. Shared use of rear garden - gardener included. Gas Central heating and UPVC double glazing throughout. Available unfurnished.

Council Tax Band C  
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@jeffreycross.co.uk](mailto:cody@jeffreycross.co.uk)  
Property Management Co-ordinator







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	