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CARDIFF

VALE

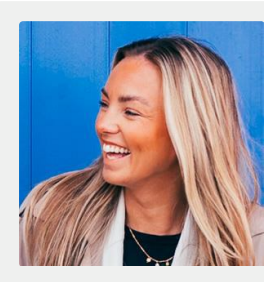
CAERPHILLY

BRISTOL





Comments by Miss Lauren King



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

[lauren.king@jeffreycross.co.uk](mailto:lauren.king@jeffreycross.co.uk)



Comments by the Homeowner





# Merlin Close

, Penarth, CF64 5FW

£1,100



2 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our  
*Penarth Branch*

02920415161

This attractively presented end of link house has been finished to a high specification, is situated on a popular estate being within easy travelling distance of Penarth town centre and a short walk from Cosmeston Country Park. The property comprises entrance hallway, lounge/diner, fitted kitchen, two double bedrooms, bathroom with shower, enclosed rear garden and off road parking. Available unfurnished.

Council Tax Band D  
EPC expired (Previously was a 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.





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| 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<br>2002/91/EC |

