

CARDIFF'S HOME FOR  
**STYLISH SALES**  
**& LETTINGS**

JeffreyRoss

COLCOT ROAD







## COLCOT ROAD

, CF62 8UL - £1,600



4 Bedroom(s)



2 Bathroom(s)



1959.03 sq ft

Jeffrey Ross are pleased to introduce this four-bedroom house on Colcot Road. To the ground floor there is a downstairs W/C, large living room with patio windows, dining room & kitchen with hob & oven included. Stairs leading to the first floor lead onto the master bedroom with en-suite shower, two further bedrooms to the front & back of the property, smaller box room and family bathroom. Off road parking for two cars. Property is available unfurnished.

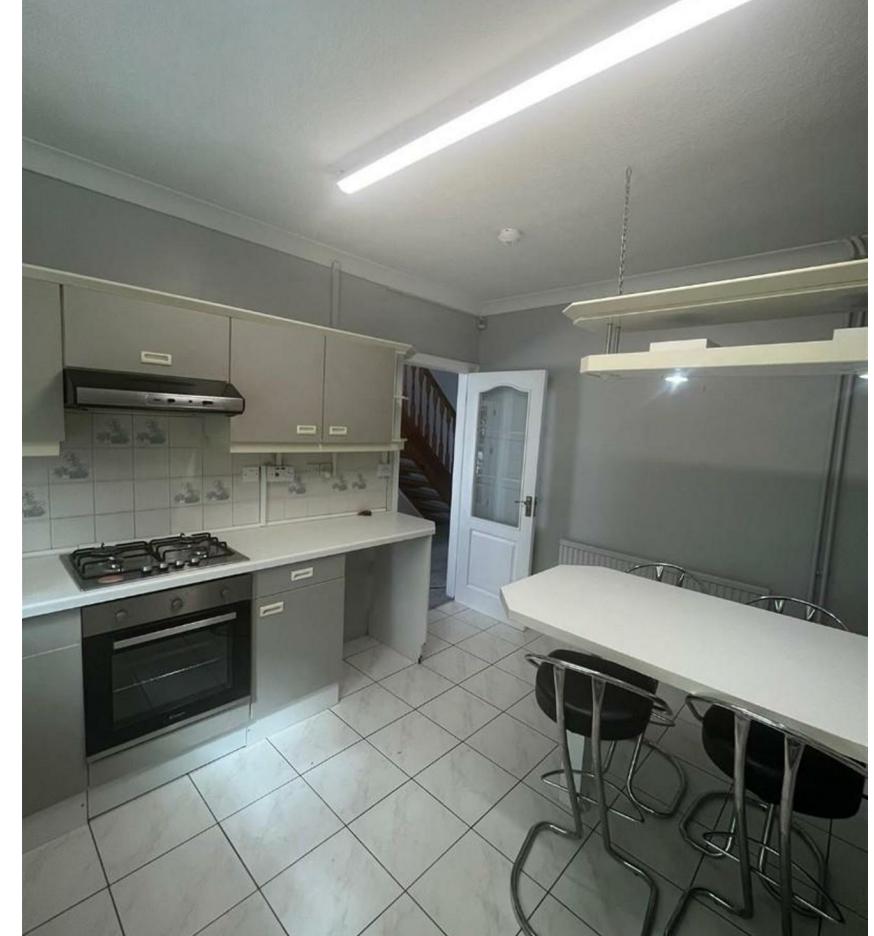
Council Tax Band E  
EPC expired (previously was a C)

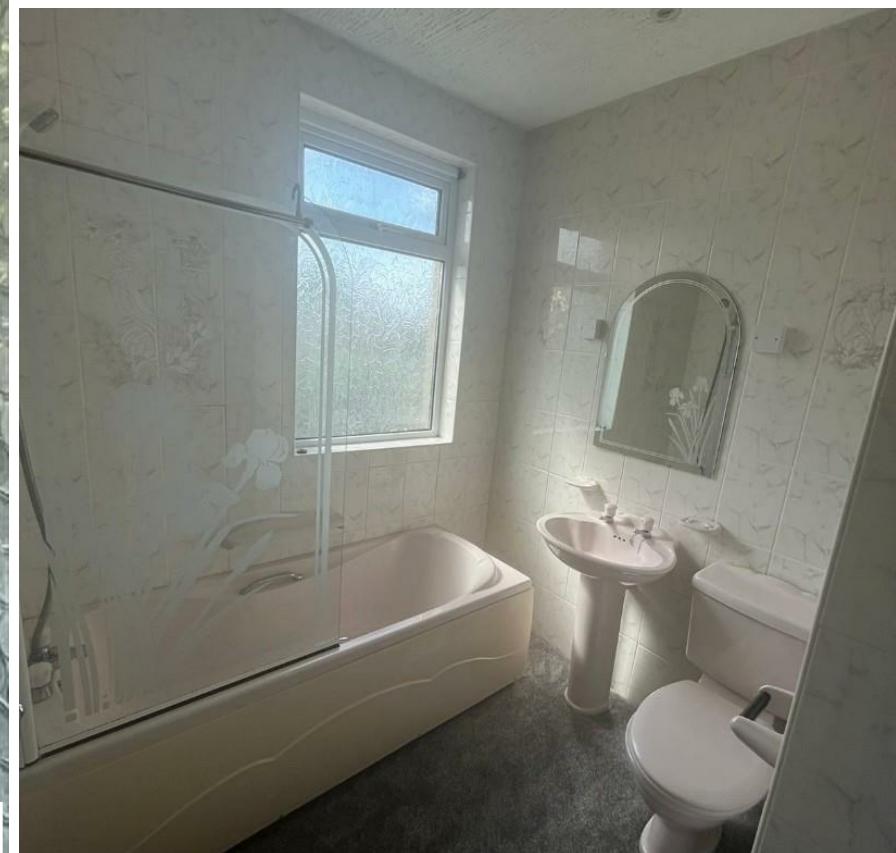
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or 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  
[lauren.king@jeffreyross.co.uk](mailto:lauren.king@jeffreyross.co.uk)  
02920499680  
Lettings Negotiator





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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	



Colcot Road, Barry