



[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL



*Colum Road*

CATHAYS



Comments by Mr Nicky Pearcey

**Property Specialist**  
**Mr Nicky Pearcey**  
 Lettings Negotiator

nicky@jeffreycross.co.uk

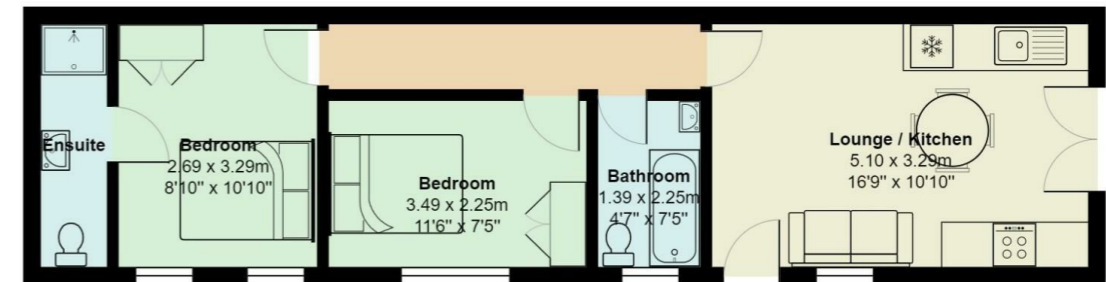


*Private garden on this beauty!*

Comments by the Homeowner



## Colum Road, Cathays



Total Area: 46.8 m<sup>2</sup> ... 503 ft<sup>2</sup>

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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	76
(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		



# Colum Road

*Cathays, Cardiff, CF10 3EL*

PCM

**£1,275 PCM**



2 Bedroom(s)



2 Bathroom(s)



503.00 sq ft



Contact our  
**Students Branch**

02920 499680

PRIVATE GARDEN! In a perfect, central Cathays location is this brilliant, and newly renovated 2-bedroom apartment on Colum Road! The location is perfect so within walking distance of Cardiff University and the City Centre, as well as all the popular shops, bars and restaurants in the Cathays/Roath area. The accommodation briefly comprises lounge, and open-plan fitted kitchen, two double bedrooms and bathroom with shower over the bath. This property is available furnished.

EPC RATING of C

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.





CARDIFF

VALE

CAERPHILLY

BRISTOL

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)