

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



NEWFOUNDLAND ROAD  
HEATH



# NEWFOUNDLAND ROAD

HEATH, CF14 3LD - £2,665 PCM PCM

5 bedroom(s) 2 bathroom(s) 1229.00 sq ft


We are extremely pleased to have been asked to market this rather lovely five bedroom on Newfoundland Road, Heath. Very well-presented throughout, this cosy, warm and spacious house would be perfect for a group of five who are looking for equal size bedrooms mixed in with a sociable living space. All five bedrooms are spacious double bedrooms with double beds in each, work space and excellent clothes storage. Downstairs, to the rear is a spacious, open-plan living room/fitted kitchen with electric hob, washing machine, separate dryer, good worktop space and excellent storage. Two shower rooms are also available upstairs and to the rear of the house is a neat, paved garden. Nicely furnished, the house offers charm, character and is well located for UHW, Llandaff campus and on bus routes (and good transport links) in and out of Cardiff City Centre.

Floor plan available. Gas Central Heating. A lovely home.

EPC RATING of D.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<div>56</div>	<div>86</div>
(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		
England & Wales		EU Directive 2002/91/EC 

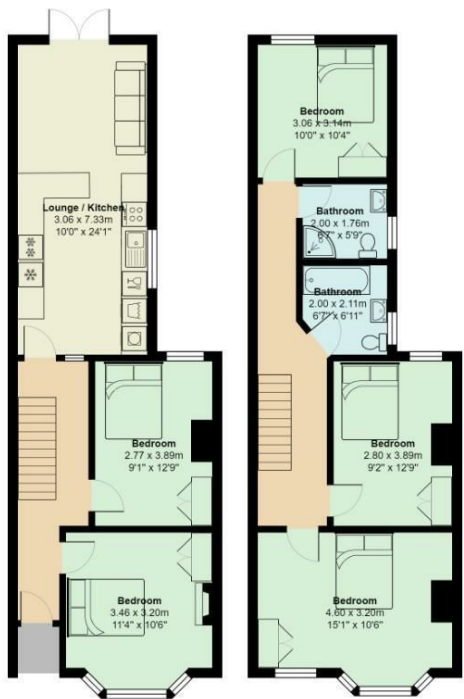
PROPERTY SPECIALIST

Mr Rhys Carter  
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Lettings

Newfoundland Road, Heath



Total Area: 114.2 m<sup>2</sup> ... 1229 ft<sup>2</sup>  
All measurements are approximate and for display purposes only