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CARDIFF

VALE

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BRISTOL



*Comet Street*

ADAMSDOWN



Comments by Mr Nicky Pearcey

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

nicky@jeffreygross.co.uk



*A great house in a brilliant, central location!*

Comments by the Homeowner



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>			<b>80</b>
(55-68) <b>D</b>		<b>55</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		



# Comet Street

Adamsdown, Cardiff, CF24 0JB

PCM

£2,100 PCM



4 Bedroom(s)



2 Bathroom(s)



1140.00 sq ft



Contact our  
**Students Branch**

02920 499680

JeffreyRoss are delighted to offer this superb student/houseshare house within a short walk of the City Centre! Located on Comet Street, Adamsdown, this mid-terrace house offers a host of benefits to include 4 spacious bedrooms, two living spaces, modern fitted kitchen and dining room and access to a large, rear garden. The house further benefits from two bathrooms. Available furnished (please note the property is fully furnished with sofas / wardrobes etc, not seen in current photos) and would be a brilliant option for 4-friends, sharing.

GAS CENTRAL HEATING. STREET PARKING. FLOOR PLAN AVAILABLE.

EPC RATING of D  
COUNCIL TAX BAND of D

A holding fee of £50 per person 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.



- Hall Enclosed rear garden, no maintenance
- Lounge
- Sitting Room / Bedroom
- Kitchen
- Sun room/ Dining area
- Landing
- Bedroom 1
- Bedroom 2
- Shower room
- WC
- Shower room
- Top floor bedroom
- Garden



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