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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Australia Road*

HEATH



Comments by Mr Rhys Carter



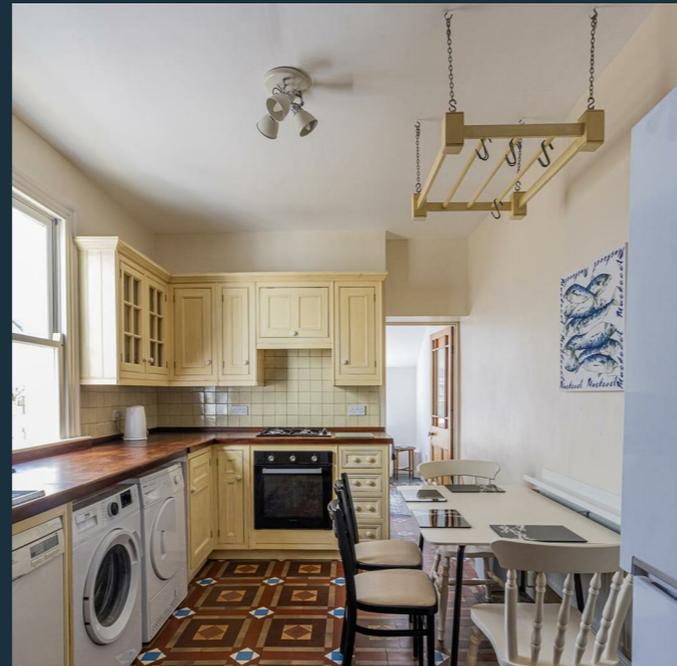
**Property Specialist**  
**Mr Rhys Carter**  
 Senior valuer

rhys.carter@jeffreycross.co.uk



*Super cosy and very homely - a brilliant 4-bed in Heath!*

Comments by the Homeowner



Australia Road, Heath



Total Area: 1066 ft<sup>2</sup> ... 99.2 m<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>			<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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		



# Australia Road

Heath, Cardiff, CF14 3BZ

PCM

£2,100 PCM



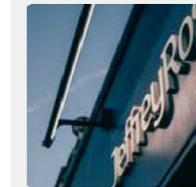
4 Bedroom(s)



1 Bathroom(s)



1068.00 sq ft



Contact our  
**Students Branch**

02920 499680

'G'day!' Thanks for looking at this brilliant 4 bedroom home on Australia Road, Heath - located just off Whitchurch Road and well-positioned for UHW, Cardiff Met Llandaff campus and not too far away from Cardiff Uni as well as being with a short distance (and transport links) in and out of Cardiff City Centre. Superbly presented throughout, the owner (who has a few houses available for rent) has done a fantastic job at making a wonderful living space with four bedrooms, TWO LOUNGES and lovely, spacious kitchen with gas hob and appliances. Upstairs is are three bedrooms and a family bathroom. A great house in a great spot.

FURNISHED. STREET PARKING. FLOOR PLAN AVAILABLE.

EPC RATING of D.  
COUNCIL TAX BAND of E

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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