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CARDIFF VALE CAERPHILLY BRISTOL



Church Road

OLD ST. MELLONS



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Comments by Mrs Jayne Canavan



Property Specialist

Mrs Jayne Canavan

Property Management Co-ordinator

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Comments by the Homeowner







Church Road

Old St. Mellons, Cardiff, CF3 6YT

PCM

£1,600 PCM

3 Bedroom(s) | 2 Bathroom(s) | 839.00 sq ft



Contact our

Knights Barry Branch

01446 700222

A stunning three bedroom, luxury detached home, offered unfurnished and complete with a garage and private driveway. This beautifully designed property features an inviting entrance hallway, a spacious living room, a convenient downstairs cloakroom, and a modern fitted kitchen/diner equipped with an oven and hob.

The master bedroom boasts its own en-suite shower room, accompanied by two further well proportioned bedrooms and a stylish family bathroom.

Additional benefits include gas central heating, double glazing, and patio doors opening onto the rear garden, perfect for relaxing or entertaining. There are also two dedicated parking spaces at the front of the property.

Ideally located close to Cardiff Gate and the M4 motorway, this home offers excellent access to local amenities and commuter links.

EPC Rating: B
Council Tax Band: E
Deposit required: £1,750
Applicants must have a combined annual income of £49,500 to pass referencing.

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.



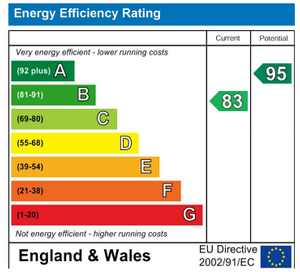











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
83
95
England & Wales
EU Directive 2002/91/EC



