



CORONATION ROAD









## CORONATION ROAD

, CF14 4QY - £1,500 PCM



3 bedroom(s)



1 bathroom(s)



sq ft

Three bedroom beautiful house in the popular area of Heath, within easy reach of the M4 and centre of Cardiff.

The property is furnished and decorated to a very high standard, comprises of entrance hallway leading to cosy lounge, large open plan dining room and modern fitted kitchen with appliances doors opening on to a large lawn and secure parking to the rear for a small car, the downstairs also has a wc cloakroom.. On the first floor are spacious two double bedrooms, the third bedroom is currently being used as an office but could be used as a third bedroom. Modern family bathroom with shower.

Council Tax - E

EPC - 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.

### PROPERTY SPECIALIST

**Mr Rhys Carter**

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Lettings











### 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>		
(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 	



































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Comments by Mr Rhys Carter

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Jeffrey Ross