



G A B A L F A   A V E N U E







## GABALFA AVENUE

, CF14 2SJ - £1,350 PCM



3 bedroom(s)



2 bathroom(s)



1002.00 sq ft

Jeffrey Ross are pleased to market this three bedroom family home on Gabalfa Avenue in Gabalfa. Ideally located within minutes of the A48 with easy access in and out of the City Centre. The property briefly comprises of entrance hallway, downstairs WC, large living room, spacious kitchen / diner with appliances included. To the first floor we have two good sized double bedrooms and a third single bedroom which would also make a great study, family bathroom with bath and shower overhead. The property further benefits from Gas Central Heating, large rear and front garden and is offered fully furnished.

EPC Rating: C

Council Tax Band: C

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.

### PROPERTY SPECIALIST

**Ms Cody Byrne**

[cody@jeffreycross.co.uk](mailto:cody@jeffreycross.co.uk)

Property Management Co-ordinator










### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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 	

















Gabalfa Avenue, Gabalfa

















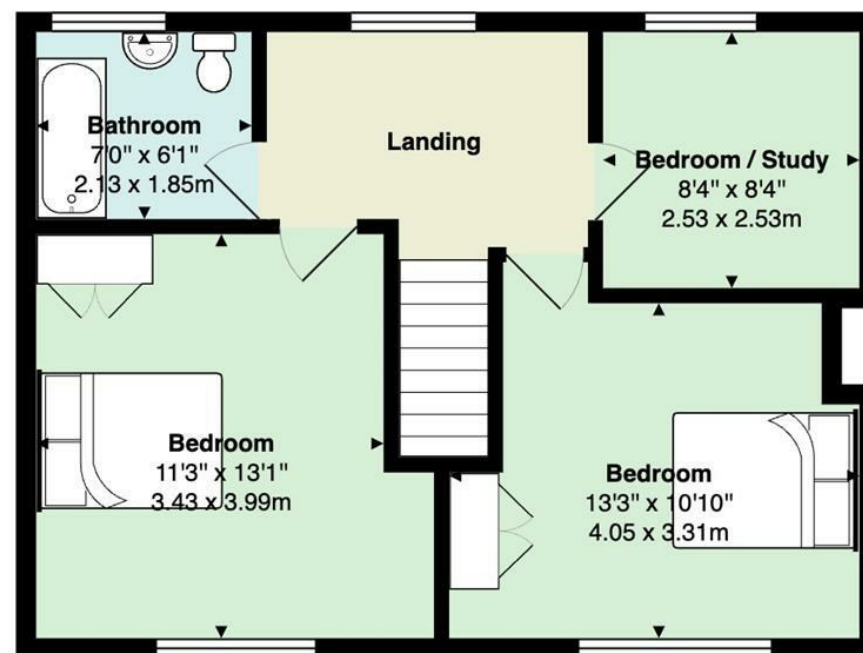
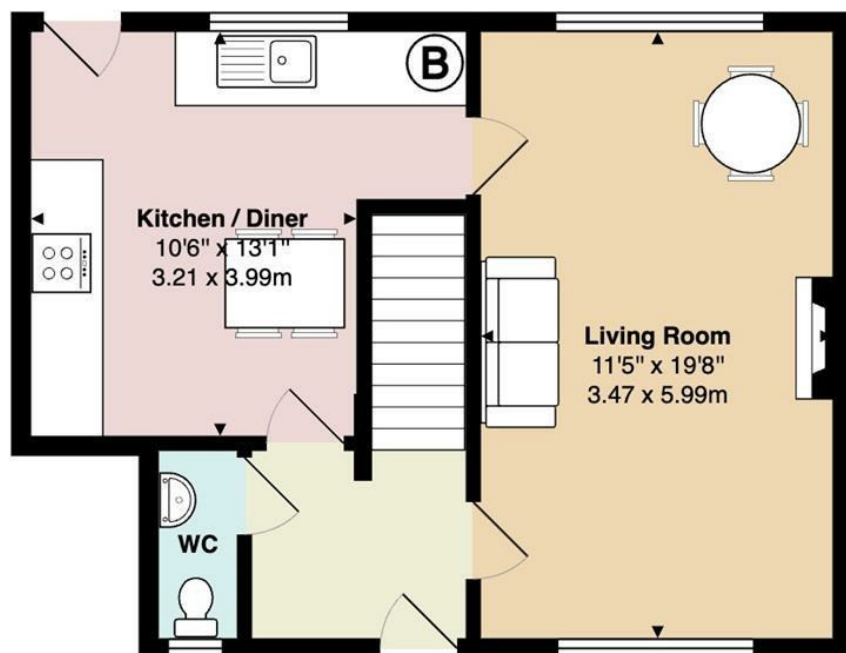


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Comments by Ms Cody Byrne

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62 Gabalfa Avenue

Total Area: 1002 ft² ... 93.1 m²

All measurements are approximate and for display purposes only

[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross