



HEOL LLANISHEN FACH









## HEOL LLANISHEN FACH

, CF14 6LE - £975 PCM



2 bedroom(s)



1 bathroom(s)



645.84 sq ft

Spacious 2-Bedroom First Floor Flat – Llanishen Fach, Rhiwbina

This well-presented, first floor flat offers, generous living space in a highly desirable area of Rhiwbina. The property features a bright and spacious living room with access to a private balcony, a separate kitchen, two bedrooms, and a family bathroom.

Ideally located in the popular Llanishen Fach area, the flat benefits from excellent local amenities, schools, and convenient transport links. Please note to meet affordability for this property, you will need to earn in excess of £35,100. EPC Rating: C, Council Tax Band: C. The property is offered on an unfurnished basis. Managed By Jeffrey Ross.

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.

### PROPERTY SPECIALIST

**Abigail Bright**

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Lettings Negotiator










### 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>72</b>   | <b>78</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  |           |

















Heol Llanishen Fach, Rhiwbina



















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Comments by Abigail Bright

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Jeffrey Ross