

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



CYRIL CRESCENT  
ROATH

# CYRIL CRESCENT

ROATH, CF24 1DQ - £1,100 PCM PCM

2 bedroom(s) 1 bathroom(s) sq ft

Newly renovated in the summer is 2021 is this superbly presented and spacious two bedroom property that is a brilliant opportunity for two friends or perhaps a couple. Located just off Newport Road on Cyril Crescent, the property is a perfect option and offers two spacious double bedrooms, modern-fitted, stylish kitchen and lounge area and ensuite bathrooms with shower. The property further offers top-quality furnishings, gas central heating and laminate flooring, throughout. Be quick, this one won't be around for too long!

EPC RATING of 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**PROPERTY SPECIALIST**

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 Lettings Negotiator

