

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



MOY ROAD

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, CF24 4TG - £4,368 PCM PCM

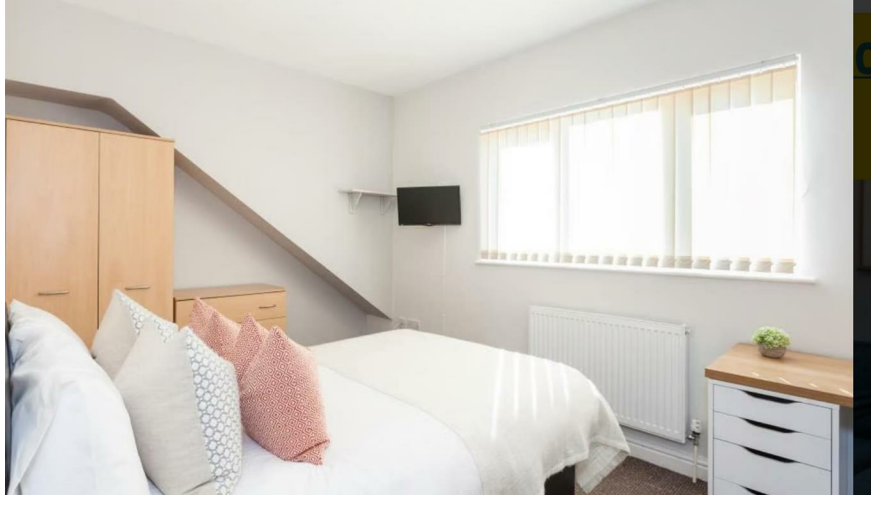
7 bedroom(s) 2 bathroom(s) 1582.31 sq ft

Jeffrey Ross are delighted to partner with StudentCribz and to offer some lovely house share options in Cathays, Heath and Roath! This stunning 7 bedroom house on Moy Road definitely lives up to the Student Cribz name. Spread over three floors, each of the double bedrooms in this student house are spacious and come fully furnished with a double bed, desk and chair, plenty of storage space and their own flat screen television as standard. The house also has three bath/shower rooms and an additional toilet room.

The large communal living area of this house is what makes it so perfect for a group of friends wanting to live together in their final years of University. The large open plan kitchen comes fully equipped with modern appliances and opens up onto a wide lounge with comfy sofas and a flat screen television. Two large patio doors open up into the garden behind.

Moy Road is located in the hugely popular area of Cathays, just a 15 minute walk away from Cathays train station, meaning you can guarantee you'll be living close to your friends who will definitely head for the same area. Cardiff City centre is just a 25 minute walk away or a 10 minute bus, meaning you're close enough to be a part of the busy, exciting city life but also further enough afield to have some peace and quite while trying to study! From Moy Road, getting to campus will take no time at all. For University of Cardiff Students, it's just an 18 minute walk or 10 minute bus, a 15 minute bus to the University of South Wales' Cardiff campus and a 20 minute bus ride to Cardiff Metropolitan University's campus - meaning you'll never be late for lectures again.

EPC RATING of D
 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix 62016

PROPERTY SPECIALIST

Jon Hooper-Nash
 jon@jeffreycross.co.uk



Director