

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



NORTH ROAD
GABALFA

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GABALFA, CF14 3BL - £1,260 PCM PCM

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

At the top of North Road, at the Gabalfa interchange and just a 10 minute walk from UHW, this property is in such a good position for any of you that are either studying at UHW or Llandaff campus as perfectly located for both! This first-floor apartment is a great size for two friends sharing and comes with great space and two bathrooms! The property is neatly presented with open plan lounge / modern-fitted kitchen (with gas hob and great worktop space) and two double bedrooms that are equally sized. The property further benefits a bathroom suite with bathtub and shower over and a second, ensuite shower to the master bedroom. To top it off, the property is furnished with top-quality furnishings. A brilliant flat.

GAS CENTRAL HEATING. FURNISHED. FULL RENT PAYABLE FROM START OF CONTRACT.

EPC RATING of B

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.



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

PROPERTY SPECIALIST

Mr Gwyn Davies
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Lettings Manager



North Road, Gabalfa



Total Area: 614 ft² ... 57.0 m²
All measurements are approximate and for display purposes only