

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



COLUM ROAD  
CATHAYS



# COLUM ROAD

CATHAYS, CF10 3EF - £1,100 PCM PCM

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

Brilliantly presented from top-to-bottom is this rather lovely (and did we mention very-well-presented!) top-floor flat that is centrally located in Cathays, on Colum Road and just a 5 minute walk to the SU. The property is a perfect option for those of you who want to be within walking distance of the SU, main campus and City Centre but with your own space! The property is extremely well-presented with modern-fitted, stylish kitchen, laminate flooring throughout with a cosy lounge area with top-quality furnishings. The bedrooms are both a nice sized double bedroom with good clothes storage and a bathroom suite with bath and shower over. A lovely, lovely flat in a great location!

GAS CENTRAL HEATING. FURNISHED.

EPC RATING of 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.



## Colum Road, Cathays



Total Area: 438 ft² ... 40.7 m²

All measurements are approximate and for display purposes only

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(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

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Lettings