

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



COBURN STREET
CATHAYS

COBURN STREET

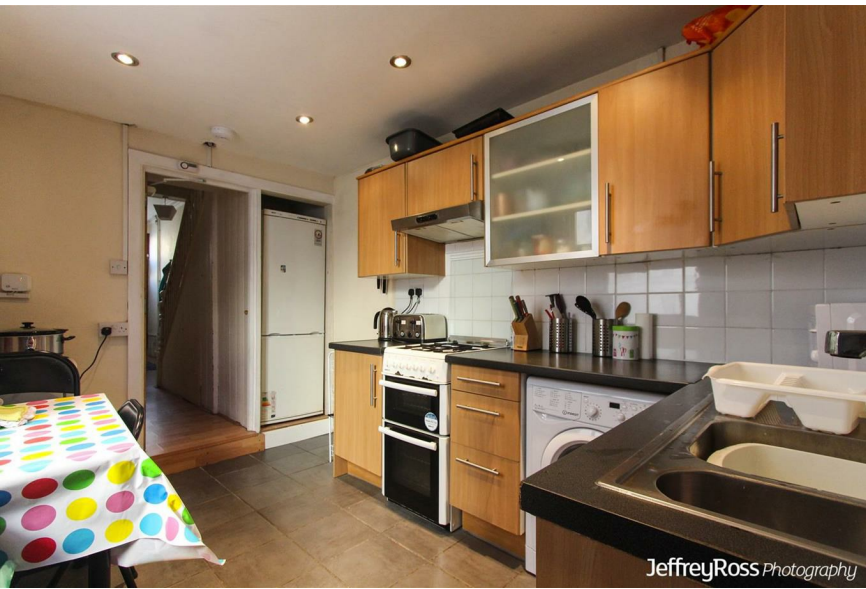
CATHAYS, CF24 4BR - £2,000 PCM

4 bedroom(s) 1 bathroom(s) 982.00 sq ft

Fantastic four bedroom, terraced house on Coburn Street is a great opportunity with four really large bedrooms, all of which have been nicely furnished with top-quality furniture. The lounge is a cosy, smarty presented area with access into the rear garden. A modern-fitted kitchen (with gas hob) and dining table is offered with rear shower room AND separate WC - which we think is a good idea! Upstairs are three further double bedrooms - the best thing of this house is that all the rooms are an equal size - so nobody really gets the short straw!

EPC RATING of D

A holding fee of £50.00 per tenant 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 property or failed to take reasonable steps to enter into the Occupation Contract.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	67
(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 Rhys Carter
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Senior valuer



Coburn Street, Cathays



Total Area: 982 ft² ... 91.3 m²
All measurements are approximate and for display purposes only