

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



GELLIGAER STREET  
CATHAYS

# GELLIGAER STREET

CATHAYS, CF24 4LA - £2,900 PCM

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

A charming, very well-presented and spacious five bedroom house on Gelligaer Street – just at the very tip of the Cathays Boundary and encroaching into Heath – therefore very well positioned for both the University Hospital and Cardiff Universities as well as Cardiff City Centre. All 5 bedrooms are extremely large and furnished very tastefully with oak wardrobes, wooden bed frames and a space for desk. Downstairs offers two double bedrooms, modern-fitted kitchen with gas hob and small lounge as well as downstairs shower room, small utility space and access to a rear, paved garden. Upstairs are three double bedrooms and family bathroom. A superb property for sharers looking for something of a good quality and not paying over the odds.

EPC Rating C

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) <b>A</b>                          |                            | <b>85</b>                                                                           |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            | <b>69</b>                  |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

## PROPERTY SPECIALIST

Mr Rhys Carter  
rhys.carter@jeffreycross.co.uk

Senior valuer

