

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



MISKIN STREET  
CATHAYS

# MISKIN STREET

CATHAYS, CF24 4AS - £2,500 PCM

 5 bedroom(s)  2 bathroom(s)  1577.00 sq ft

JeffreyRoss are delighted to offer this brilliant, 5-bedroom, 2 bathroom house in a brilliant central Cathays location! Just a 2 minute walk from the Student's Union and 5-10 from the City Centre is this superb 5 bedroom property that is perfect for those who want to be in the thick of the action in the true heart of Cathays. All 5 bedrooms are a great size (check the floor-plan for more details) and come equipped with double beds, new mattresses, wardrobes, chests of drawers and a desk and chair. The living / kitchen space is very impressive and extremely classy and stylish. The property further benefits from utility room, two newly fitted shower rooms along with a great rear garden, perfect for those summer BBQs! Available for £500 per person, per month, the house offers genuine good value for its quality, size and location and we can't see it being around for too long!

FURNISHED. PERFECT LOCATION. GAS CENTRAL HEATING. FLOOR PLAN AVAILABLE.

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.



| Energy Efficiency Rating                    |                            |                                                                                     |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            | <b>85</b>                                                                           |
| (69-80) <b>C</b>                            | <b>73</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  
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Senior valuer



Miskin Street, Cathays



Total Area: 146.5 m<sup>2</sup> ... 1577 ft<sup>2</sup>  
All measurements are approximate and for display purposes only