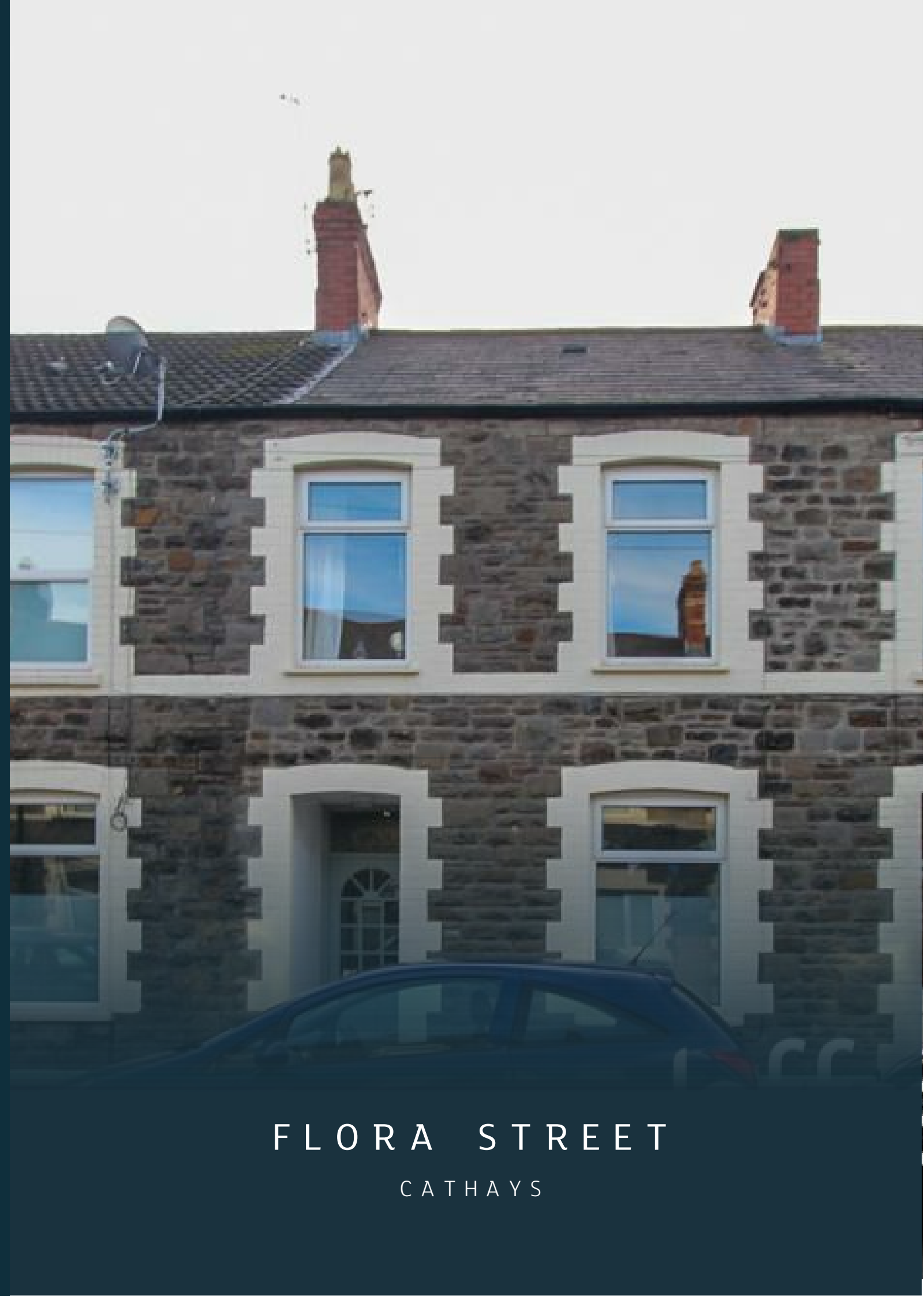


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

FLORA STREET
CATHAYS



FLORA STREET

CATHAYS, CF24 4EQ - £3,510 PCM

6 bedroom(s) 2 bathroom(s) 1334.00 sq ft

Oozing class, charm, character and space is this faultless 6 bedroom home on Flora Street, Cathays. When designing a perfect student home, you'd do extremely well to better this - we really struggle to find a fault with it! (It's safe to say, we're big fans of this one!) Firstly, the house offers bags of character with original wooden flooring, feature fireplaces in each bedroom and tastefully designed decoration - there is a true feeling of warmth and cosiness with this one. The kitchen is a great entertaining space with gas hob, integrated appliances (to include a dishwasher) with 6 seat dining table and open-access into the extended sitting room. Indeed, whenever we go to this one, the tenants are usually congregating here, together - great social space! The lounge is a bright and airy space with 'Velux' windows and double doors leading to the garden. All 6 bedrooms are extremely large and furnished stylishly (in keeping with the overall 'feel of the house) and come equipped with double beds, desks, wardrobes and chests of drawers. Two bathrooms are provided (one on the first-floor, a second on the ground-floor, to the back of the house.)

The house further benefits from extremely spacious and pretty garden and (not sure if we've mentioned) but from being one of the coolest, most characterful 6 bedroom houses in Cathays!

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.



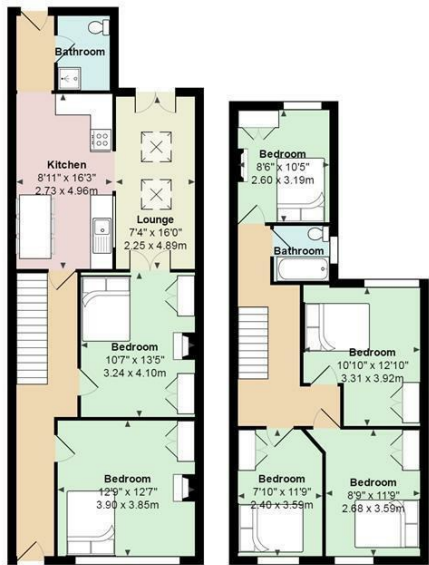
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY SPECIALIST

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Lettings Negotiator



Flora Street, Cathays.



Total Area: 1334 ft² ... 124.0 m²
All measurements are approximate and for display purposes only