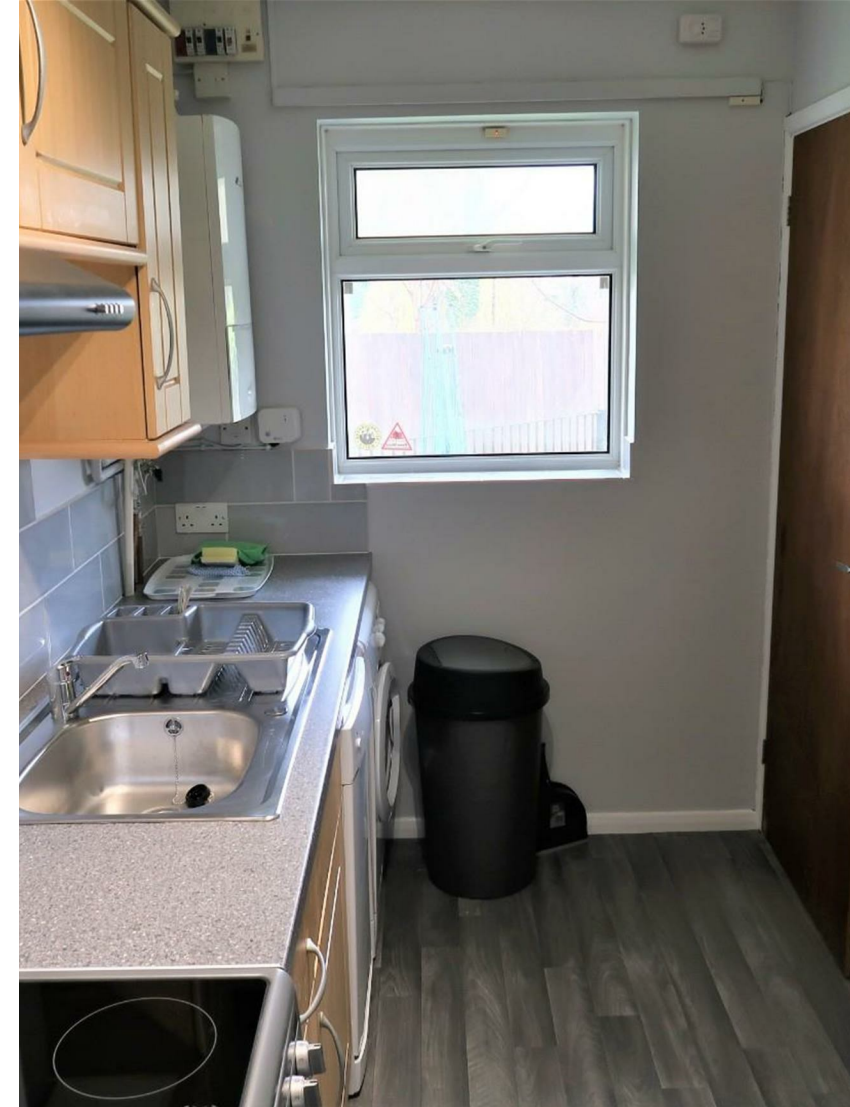


CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



KIRKBY COURT  
CRAIGLEE DRIVE





## KIRKBY COURT

CRAIGLEE DRIVE, CF10 4BS - £950



2 Bedroom(s)



1 Bathroom(s)



516.67 sq ft

Within a short walk to both the Cardiff City Centre and Mermaid Quay, Cardiff Bay. Internally the property comprises of an entrance hallway, lounge/diner, separate kitchen, two bedrooms (one double/one single) and a family bathroom. Externally there is a garden to the front of the property and on street parking is readily available.

Council Tax Band D  
EPC Rating 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.




### PROPERTY SPECIALIST

Miss Lauren King  
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Lettings Negotiator





 Kirkby Court, Craiglee Drive, Cardiff

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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 2002/91/EC	