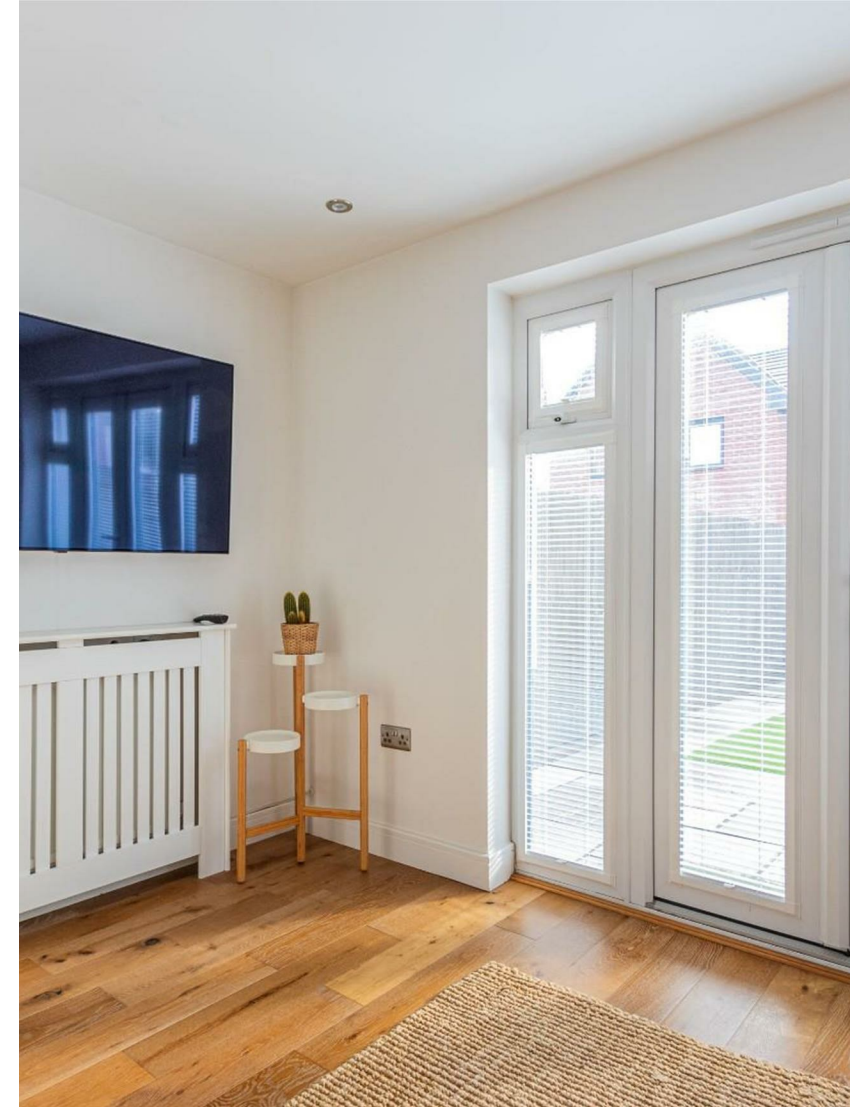


CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

FFORDD PENTRE







## FFORDD PENTRE , CF62 5DN - £1,100 PCM

 2 Bedroom(s)  1 Bathroom(s)  sq ft

To book a viewing, please follow the 'email agent/request details' section via this website, we will then send you the next steps and procedures prior to booking you in. Great opportunity to rent this new two bedroom end of link house, with great water views the property comprises of entrance hallway leading to light and airy lounge with french doors onto to a smart enclosed large rear garden. Modern kitchen with built in appliances, downstairs cloakroom, first floor leading to two double bedrooms, modern bathroom with shower over the bath, the property also benefits from off road parking to the front up to two cars.

EPC B

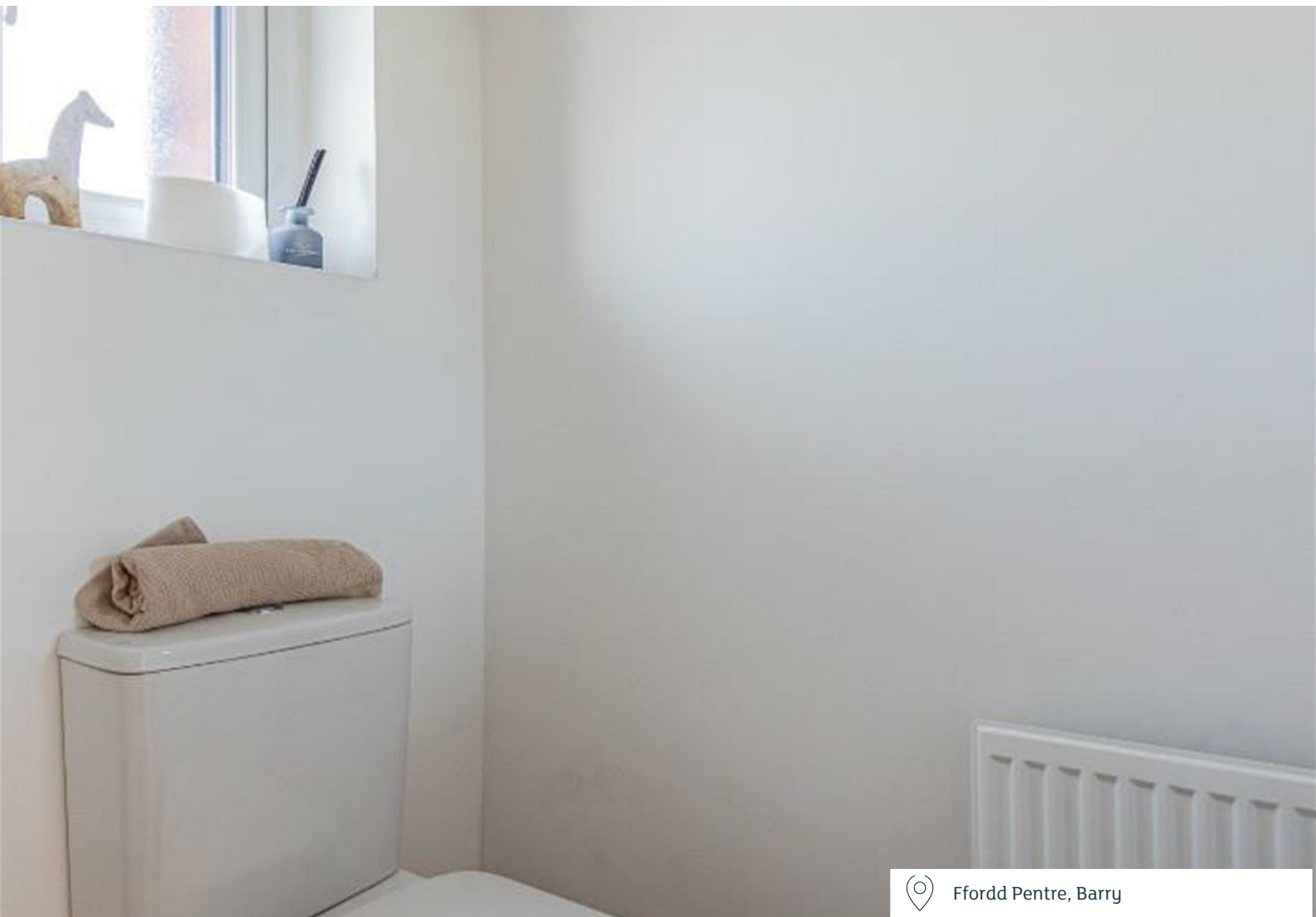
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or 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  
lauren.king@jeffreyross.co.uk  
02920499680  
Lettings Negotiator





 Ffordd Pentre, Barry



| Energy Efficiency Rating                    |                            |                                                                                       |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                             |
| Very energy efficient - lower running costs |                            |                                                                                       |
| (92 plus) <b>A</b>                          |                            | <b>98</b>                                                                             |
| (81-91) <b>B</b>                            | <b>84</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<br>2002/91/EC |  |