

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



BEDWLWYN ROAD

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, CF82 7AD - £900 PCM

3 bedroom(s) 1 bathroom(s) 1057.00 sq ft

Situated in the heart of the popular Ystrad Mynach is this spacious, three bedroom property with a large, rear garden. The spacious accommodation is situated to the rear of the high street and accessed via private walkway and offers excellent living space with large lounge, separate dining area and separate, modern-fitted kitchen. Upstairs are three bedrooms, two spacious double bedrooms and a third, smaller single bedroom. A large bathroom (complete with bathtub and shower over the bath) completes the property, internally. Available unfurnished, the property further offers spacious, rear garden - complete with a quite amazing apple tree (no charge for these, apple pies coming out of your eyes!)

A brilliant rental opportunity and one we are delighted to offer.

UNFURNISHED. GAS CENTRAL HEATING. PARKING AT REAR FOR 1 CAR.

EPC RATING of C  
COUNCIL TAX BAND 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.



Bedwlwyn Road, Ystrad Mynach

| 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>                            | 70                         | 70        |
| (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

Abigail Bright  
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Lettings Negotiator



Total Area: 1057 ft² ... 98.2 m²  
All measurements are approximate and for display purposes only