

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss






LINNET CLOSE
CYNCOED





LINNET CLOSE

CYNCOED, CF23 7HG - £1,200 PCM

 3 Bedroom(s)  1 Bathroom(s)  1048.00 sq ft

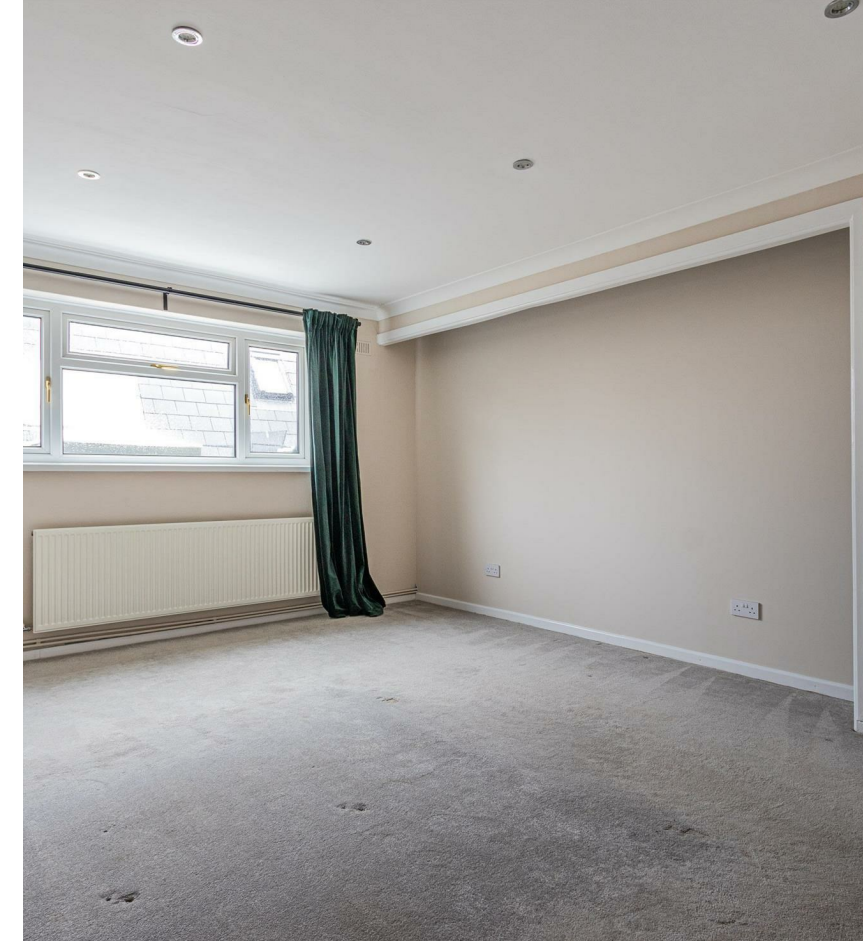
New three bedroom property to let unfurnished in the desirable Cyncoed location. Perfect opportunity for two sharers or a couple. Location is a strong point being within easy access to all local amenities and transport links. The accommodation comprises: entrance hall, two double bedrooms and an office/study room. Spacious fitted kitchen/dinner and separate lounge. Property also benefits from beautiful views overlooking the surrounding area. Appliances are included.

Please contact Jeffrey Ross on 02920 499680 to avoid disappointment and arrange your viewing today!

COUNCIL TAX BAND of D

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
Ms Jodie Price
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Linnet Close, Cyncoed

St Patrick's Court, Goldcrest Drive, Cyncoed



Total Area: 97.4 m² ... 1048 ft² (excluding terrace)
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	