

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



PEN Y BRYN PLACE  
HEATH

# PEN Y BRYN PLACE

HEATH, CF14 3LF - £1,500 PCM PCM

3 bedroom(s) 1 bathroom(s) 1086.00 sq ft

Tucked away in a pretty, discreet row of terraced houses in Heath is this beautifully presented 3-bedroom property that would make a brilliant family home. Pen-Y-Bryn Place is located at the bottom of Pen-Y-Bryn Road so very well located for access to the University Hospital, City Centre, access in and out of the City and all of Cardiff's university campuses. The property offers a host of original features and an excellent living space, downstairs with bay-fronted lounge and separate kitchen/diner with integrated appliances. A utility room is located off the dining area and further benefits downstairs WC. Upstairs are three bedrooms, two spacious double bedrooms and a third single bedroom. A family bathroom is also located on the first-floor. To the rear of the property is a brilliant garden with access to storage shed. A brilliant rental opportunity!

STREET PARKING. GAS CENTRAL HEATING. FLOOR PLAN AVAILABLE.

EPC RATING of D  
COUNCIL TAX BAND of E

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Pen-Y-Bryn Place, Heath



Total Area: 100.9 m<sup>2</sup> ... 1086 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

PROPERTY SPECIALIST  
Ms Jodie Price  
jodie.price@jeffreycross.co.uk