

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



STRATHNAIRN STREET












## STRATHNAIRN STREET

, CF24 3JQ - £1,500 PCM

 3 Bedroom(s)  2 Bathroom(s)  1044.00 sq ft

Jeffrey Ross are delighted to market this beautifully presented three bedroom house on Strathnairn Street in Roath. Ideally located just behind all the amenities of Albany and Wellfield Road with easy access to the shops and cafes and just a 5 minute walk from Roath Park and a further 10 minutes from the City Center. This property briefly comprises of entrance hallway, large open plan living room diner with a downstairs W/C, further leading to a stylish kitchen with large island in the centre, integrated appliances, several skylights allowing enough natural light further leading to a low maintenance, well presented garden accessed through bi-folding doors further benefiting from artificial grass and additional storage space. To the first floor of the property we have a single bedroom or study to the rear, good sized double bedroom, modern bathroom with bath and shower overhead and large master bedroom further benefiting from built in wardrobes. The property is offered fully furnished as seen in the photographs and benefits from Gas Central Heating. The property is only suitable for two sharers, couple or a small family.

EPC Rating: D  
Council Tax Band: D

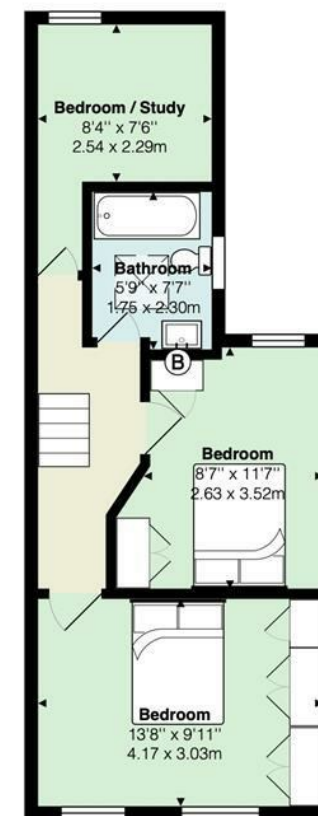
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or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

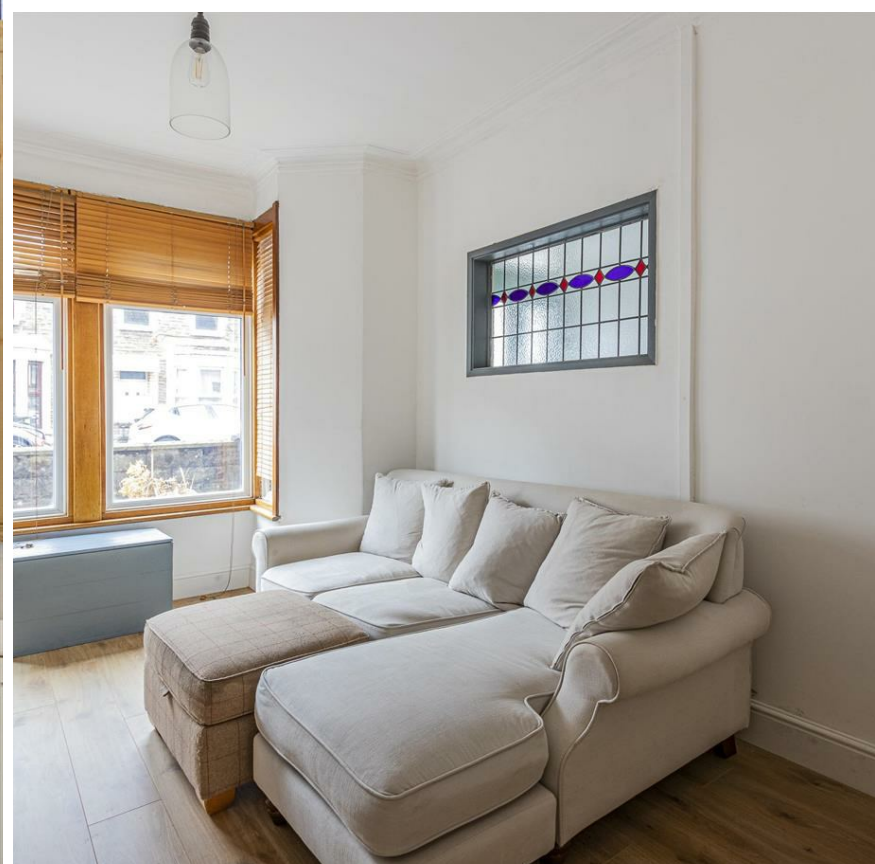
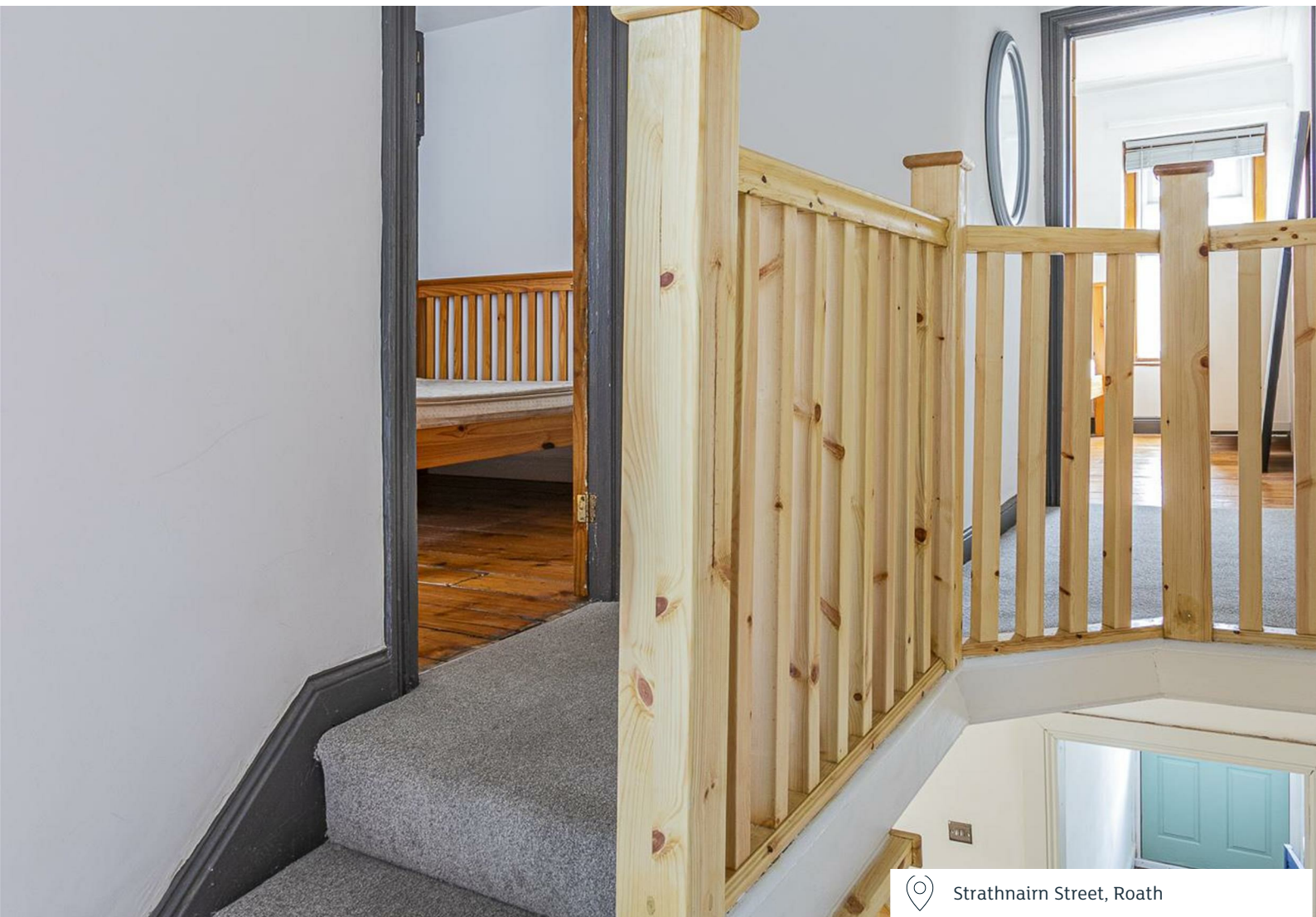
Mr Gwyn Davies  
gwyn@jeffreycross.co.uk  
Lettings Manager









Strathnairn Street  
 Total Area: 1044 ft<sup>2</sup> ... 97.0 m<sup>2</sup>  
 All measurements are approximate and for display purposes only



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>		
(55-68) <b>D</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 	

 Strathnairn Street, Roath