

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



THE HAWTHORNS

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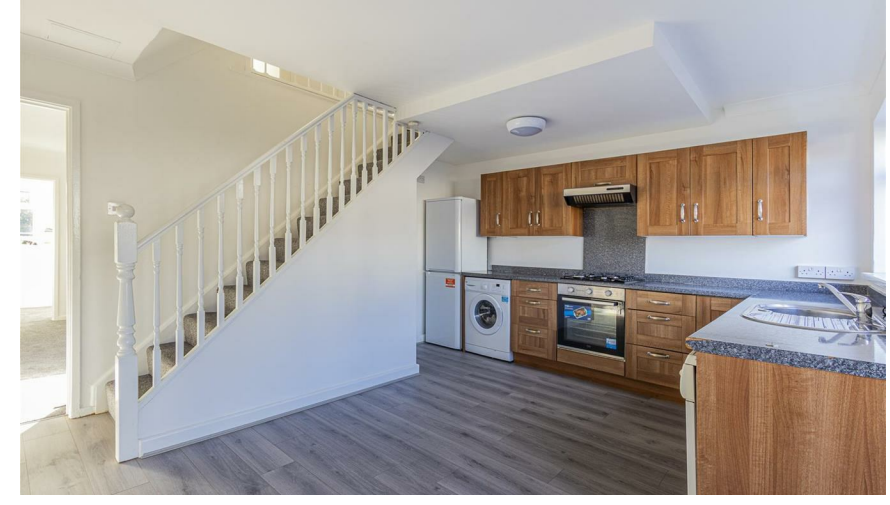
, CF23 7AQ - £1,200 PCM PCM

3 bedroom(s) 1 bathroom(s) 837.00 sq ft

Jeffrey Ross are delighted to market this three bedroom family home on The Hawthorns in Pentwyn. This property briefly comprises of porch entrance, large living room, spacious kitchen with appliances included (washing machine, fridge-freezer and dishwasher) leading on to a low maintenance rear garden with access to a small driveway. The first floor further comprises of hallway with storage cupboard, large master bedroom, a second smaller double bedroom, single bedroom / study, spacious bathroom with bath and shower overhead. The property further benefits from a large front garden and is available UNFURNISHED.

EPC Rating: C
Council Tax Band: 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.



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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



The Hawthorns
Total Area: 837 ft² ... 77.7 m²
All measurements are approximate and for display purposes only

PROPERTY SPECIALIST

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Lettings Manager