

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



GREYFRIARS ROAD  
CITY CENTRE





#### COMMUNAL ENTRANCE/CONCIERGE

Enter via security fob entry glass doors into communal entrance lounge area with Concierge desk, lift to all floors and stairs proving access to all floors

#### ENTRANCE HALL

An impressive wide hallway with attractive wood flooring, copious storage cupboards, one housing hot water tank, laundry cupboard with plumbing for washing machine, wall mounted video entry intercom system. Doors off to all rooms.

#### CLOAKROOM/W.C

Tiled flooring. Part tiled walls. W.C, wall mounted wash hand basin with large mirror over. Heated towel rail. Shaver point. Extractor fan, recessed ceiling down-lights.

#### LOUNGE/DINING ROOM

Double doors lead into a very spacious reception room with ample space for both living and dining areas with double glazed south facing windows and doors leading onto two separate large roof terraces, one facing south and the other facing south-east providing lovely seating and alfresco dining areas with far reaching views across the city centre and beyond, Recessed ceiling down-lights. Newly carpeted flooring. Door to kitchen.

#### KITCHEN

Fitted with a range of base and wall mounted cupboard and drawer units in a gloss white finish with contrasting granite counter-tops, 1.5 bowl sink unit, built in appliances, wood flooring, recessed ceiling down-lights.

#### BEDROOM ONE

Double glazed windows, an exceptionally large double bedroom. with wood flooring, recessed ceiling down-lights. Doors to:-

#### DRESSING ROOM

Wood flooring, fitted shelving and hanging rail.

#### EN-SUITE

Tiled flooring, part tiled walls. Large shower cubicle, with rainfall shower, large wall hung wash hand basin with large mirror over. W.C. large bath, shaver point, extractor fan, heated towel rail, recessed ceiling down-lights, double glazed window.

#### BEDROOM TWO

Double glazed windows and patio door, to large decked balcony, An exceptionally large double bedroom with wood flooring, recessed ceiling down-lights. Door to:-

#### EN-SUITE

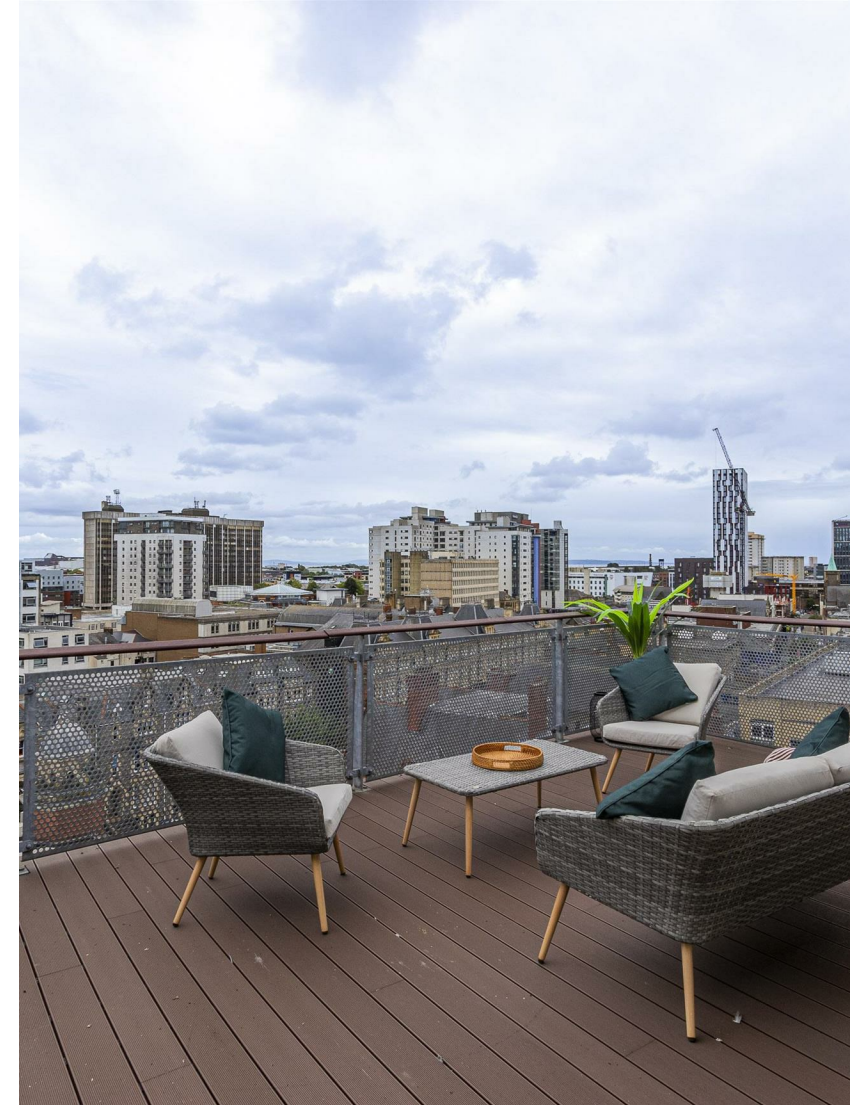
Tiled flooring. Part tiled walls. Shower cubicle. Wall mounted wash hand basin, with mirror over. W.C, shaver point, extractor fan, heated towel rail.

#### PARKING

Secure gated, allocated undercroft parking space.

#### COUNCIL TAX

Band H







## GREYFRIARS ROAD

CITY CENTRE, CF10 3AL - £2,400  
PCM



2 Bedroom(s)



2 Bathroom(s)



1442.00 sq ft

This superior top floor two bedroom luxury apartment is located in the prestigious Park View apartments above the Park Plaza Hotel, convenient to all that Cardiff City centre has to offer. The apartment has two large South facing terrace's with far reaching views overlooking the city centre and beyond. This fabulous City Centre Apartment offers particularly spacious accommodation comprising wide hallway with copious storage cupboards, laundry cupboard, cloakroom/W.C, the large, light and airy lounge/dining room leads onto both of the large terrace's, there is separate fitted kitchen with gloss white units and built-in appliances, two fantastic sized bedrooms, both with spacious en-suite bathrooms and a dressing room off one. off both bedrooms. The apartment comes with a secure basement parking space and benefits from a video entry system, along with an entrance foyer with Concierge and access. The property is offered Furnished or Unfurnished.

EPC Rating: TBC  
Council Tax Band: H

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@jeffreyyross.co.uk  
Lettings Manager







## 31 Greyfriars Rd, Cardiff, CRF

7th Floor Interior Area 1420.51 sq ft



0 4 8 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
England & Wales		EU Directive 2002/91/EC