

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



LLANTWIT STREET  
CATHAYS









## LLANTWIT STREET

CATHAYS, CF24 4AJ - £900 PCM

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

A lovely, ground floor 1 bedroom flat, situated in the popular location of Cathays, a stones throw from the City Centre. The accommodation comprises of an open-plan kitchen / living area, fairly sized bedroom and bathroom. Furnished. Ideal for a single professional or student.

EPC RATING of D.  
COUNCIL TAX BAND of B.

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.



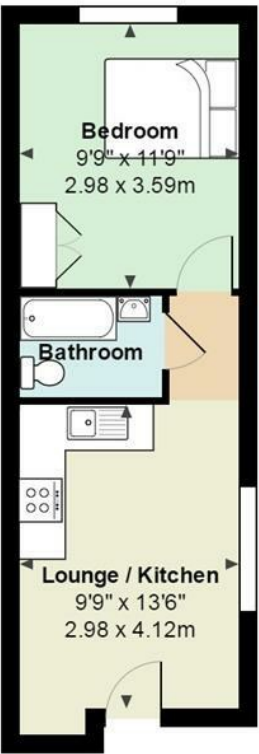
### PROPERTY SPECIALIST

Mr Rhys Carter  
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Lettings





Llantwit Street, Cathays.



Total Area: 300 ft² ... 27.9 m²

All measurements are approximate and for display purposes only

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