

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



AMESBURY ROAD









## AMESBURY ROAD

, CF23 5DW - £1,800 PCM



3 Bedroom(s)



1 Bathroom(s)



sq ft

**\*\*PERFECT FOR SHARERS\*\*** Jeffrey Ross are pleased to present this immaculate 3 bedroom end of terrace house to the market. This property comes fully furnished as is completed to a high standard throughout. In the sought after area of Pen-Y-Lan this property consists of entrance hall with under stairs storage. The large and light living room has an extra reception room and leads out to a porch. The dining room is again a great space and comes with a large dining table and chairs. The kitchen is modern and comes equipped with appliances. The property further benefits from a good sized rear garden which is also very private. To the upstairs, the landing leads you off to the three double bedrooms, with the largest being at the front of the property. Lastly the main bathroom which boasts a separate bathtub and shower. Gas central heating. Furnished.

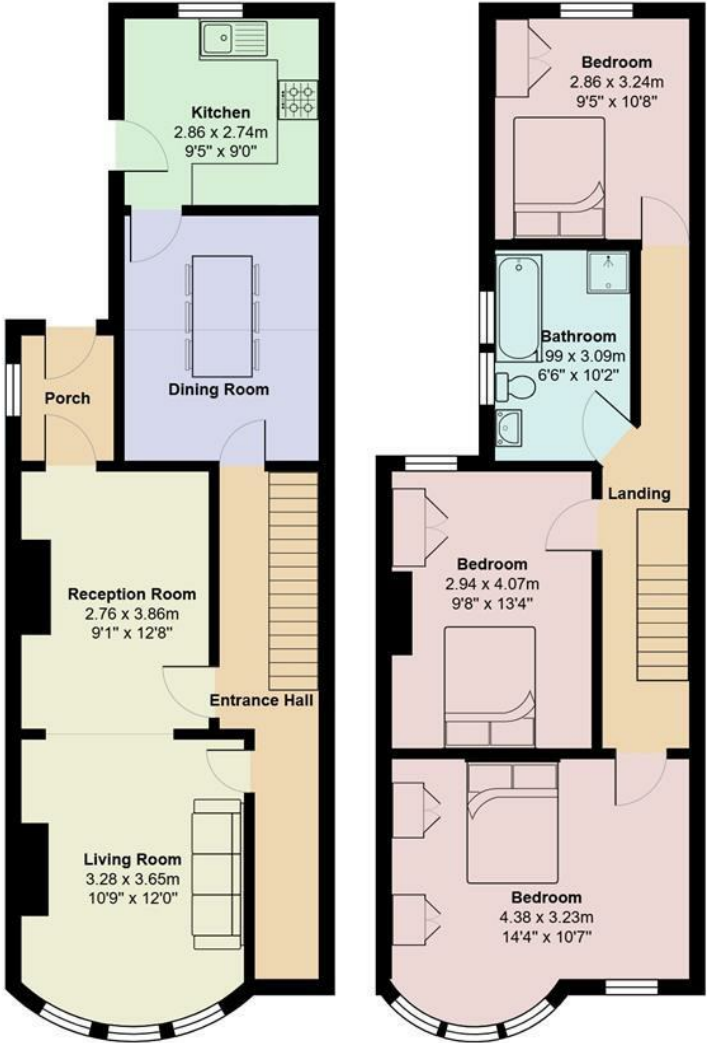
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or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







Total Area: 109.3 m<sup>2</sup> ... 1176 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Amesbury Road, Pen-Y-Lan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 