

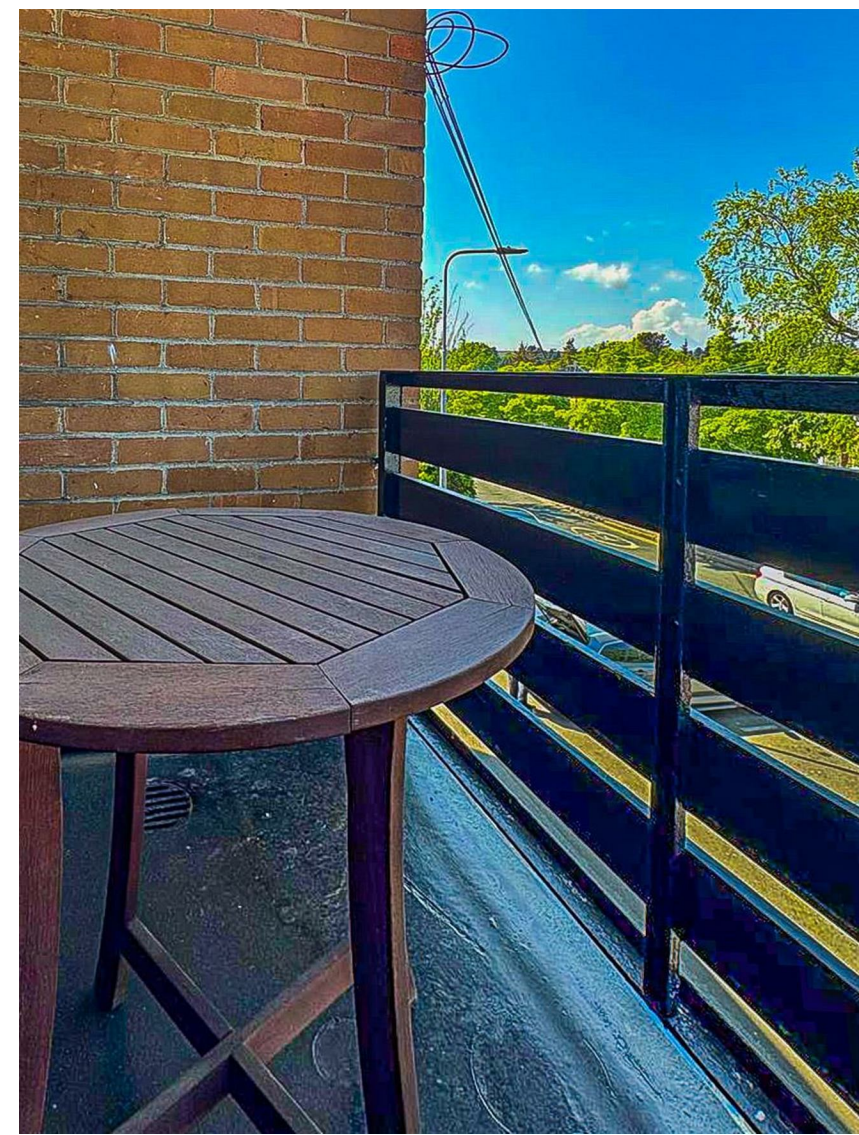
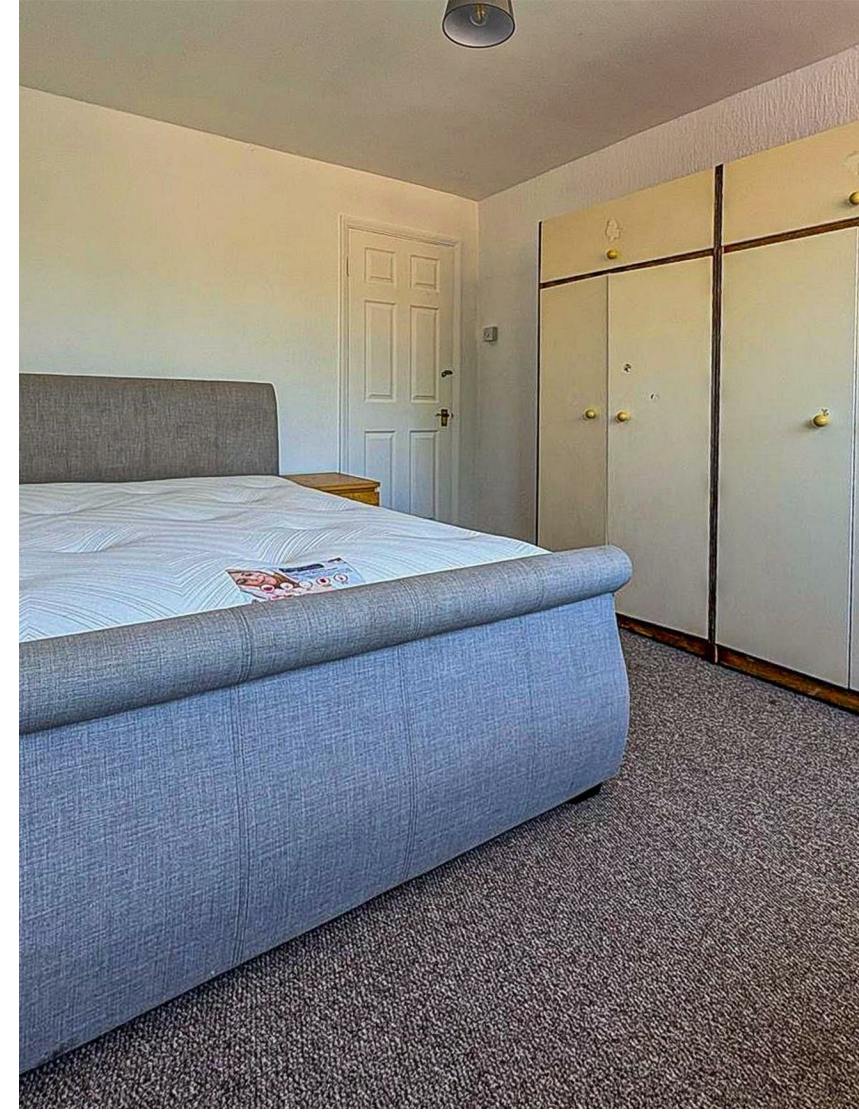
CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



MARYPORT ROAD









## MARYPORT ROAD

, CF23 5JX - £925 PCM



2 Bedroom(s)



1 Bathroom(s)



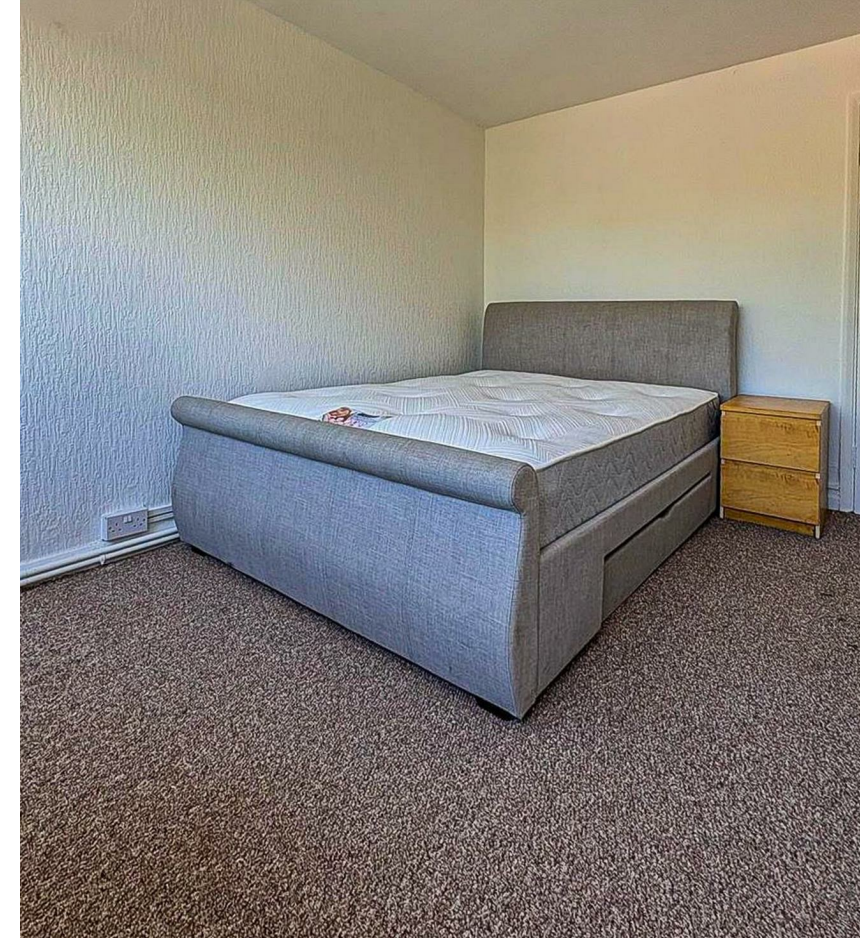
sq ft

New to the market is this two bedroom fully furnished apartment situated in the heart of the sought after area of Pen-Y-Lan. Although this property comes fully furnished, the landlord can be flexible with removing some furniture if needs be. Please ask the agent for further details. The property consists of a good sized living room. The kitchen comes equipped with electric hob, fridge freezer and washing machine. Next, you have the main bathroom. This comes with a bathtub and shower over head. Finally the two bedrooms. The smaller room could be a nice space for a home office or a spare room. The master bedroom is a lovely size which also leads you on to the roof terrace.

EPC - C

Council Tax - 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.



### PROPERTY SPECIALIST

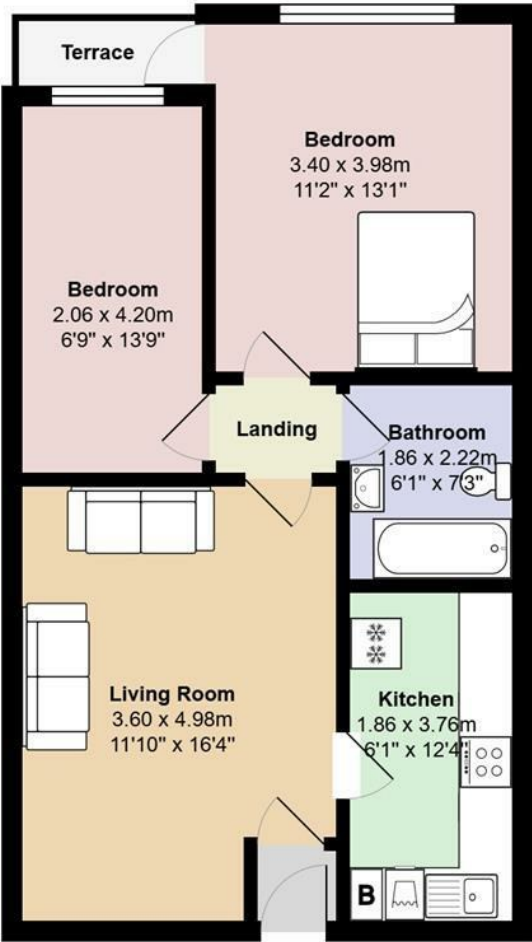
Mr Rhys Carter

[rhys.carter@jeffreycross.co.uk](mailto:rhys.carter@jeffreycross.co.uk)

Lettings







Total Area: 55.7 m² ... 599 ft² (excluding terrace)  
All measurements are approximate and for display purposes only

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	