

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



TY-GWYN ROAD
PENYLAN





TY-GWYN ROAD

PENYLAN, CF23 5FA - £1,300 PCM



2 Bedroom(s)



2 Bathroom(s)



sq ft

Rare Opportunity to rent this Executive Two Bedroom Ground Floor Apartment in the popular area of Pen Y Lan, within easy access of Roath Park, Cardiff City Centre and the M4,

Access is through electric gates, open plan living room and modern fitted kitchen with appliances. Hallway leading to master bedroom with en-suite, second double bedroom, second modern bathroom with shower over the bath. The apartment is fully furnished to a very high standard also benefits from underfloor heating to the living room, kitchen dining area and both bedrooms. 1 Allocated parking space and use of Visitor Bays. DEPOSIT OPTIONS AVAILABLE - ASK AGENT*

EPC - B

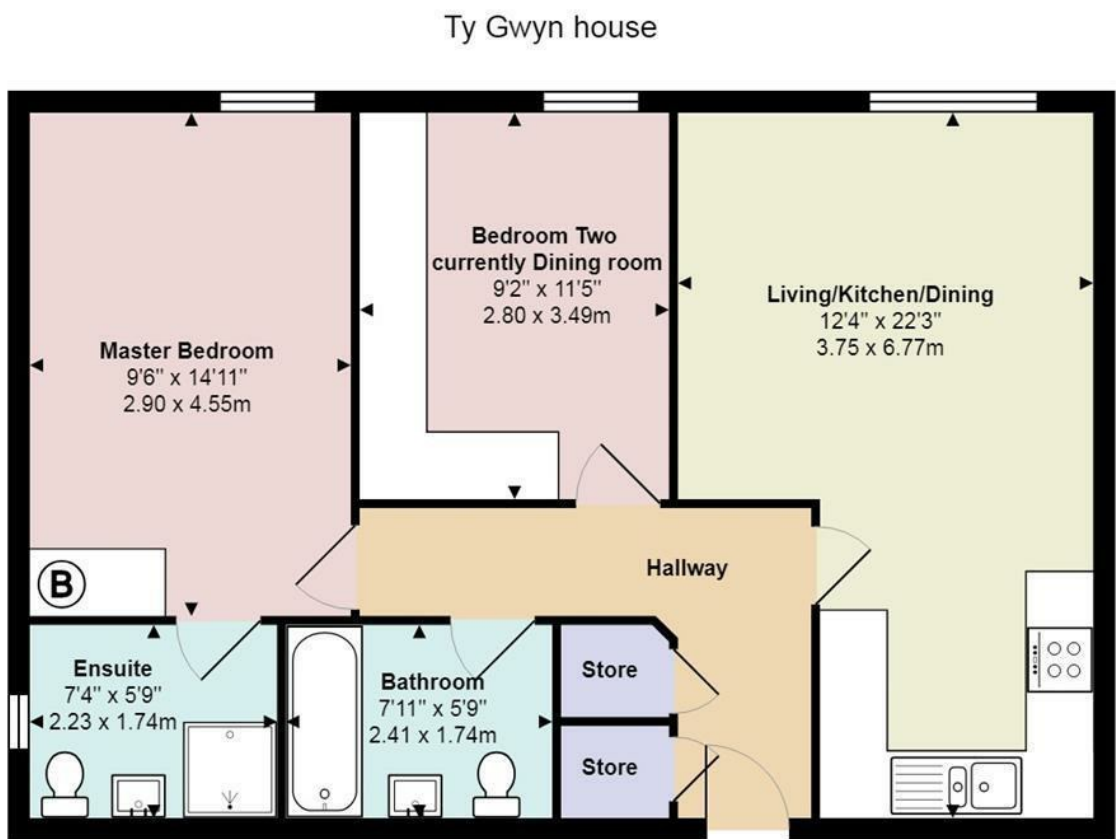
Council Tax - E

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: 659 ft² ... 61.2 m²

All measurements are approximate and for display purposes only



Ty-Gwyn Road, Penylan

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		
England & Wales	EU Directive 2002/91/EC 