

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



TY FRY AVENUE
RUMNEY





TY FRY AVENUE

RUMNEY, CF3 3JP - £1,500 PCM



3 Bedroom(s)



1 Bathroom(s)



883.00 sq ft

Jeffrey Ross are pleased to market this beautifully presented three bedroom family home tucked away on the every popular Ty-Fry Avenue in Rumney. Ideally located within walking distance to the amenities of Newport Road also providing easy access into the City Centre via the same road. This family home comprises of entrance hallway with original features, WC beneath the stairs, cosy living room with bay fronted window, separate open-plan kitchen / diner with appliances included. The first floor further comprises of family bathroom with walk in shower, double bedroom and a large master bedroom with bespoke built in wardrobes and a third smaller bedroom / study. The property also has a two car driveway and a large garden with lawn and patio area benefiting from storage shed to the rear. The property is offered Unfurnished and benefits from Gas Central Heating.

EPC Rating: D

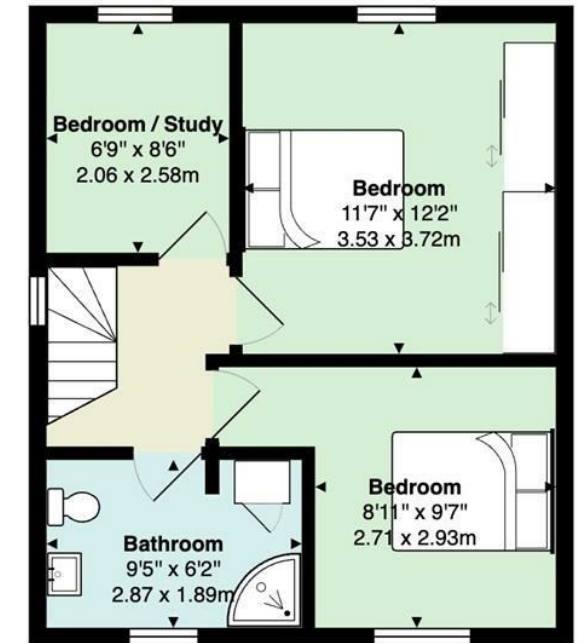
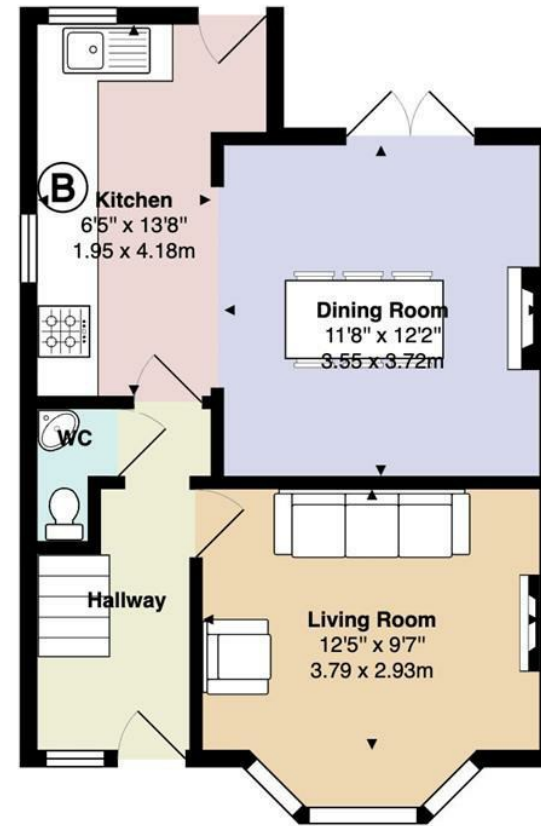
Council Tax Band: D

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@jeffreyross.co.uk
Lettings Manager





12 Ty-Fry Avenue

Total Area: 883 ft² ... 82.1 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		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	