

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



MELROSE AVENUE
PENYLAN





MELROSE AVENUE

PENYLAN, CF23 9BA - £1,250 PCM

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

On the pretty and very well located Melrose Gardens, Penylan is this two bedroom house that offers great space, style and a south facing garden that is lovely sun trap (especially in this sunshine!). Situated just a 10 minute walk from both Wellfield and Albany Road and their popular amenities, this semi-detached property offers exceptional space throughout. To the downstairs is a separate, fitted kitchen with integrated appliances and excellent worktop and storage space. The hallway leads into an 'L' shaped, spacious lounge and to stairwell up to the first level. To the rear of the house is a generously sized garden. Upstairs are two double bedrooms and family bathroom. The property further benefits from gas central heating and a driveway.

COUNCIL TAX BAND of E
EPC RATING of 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.

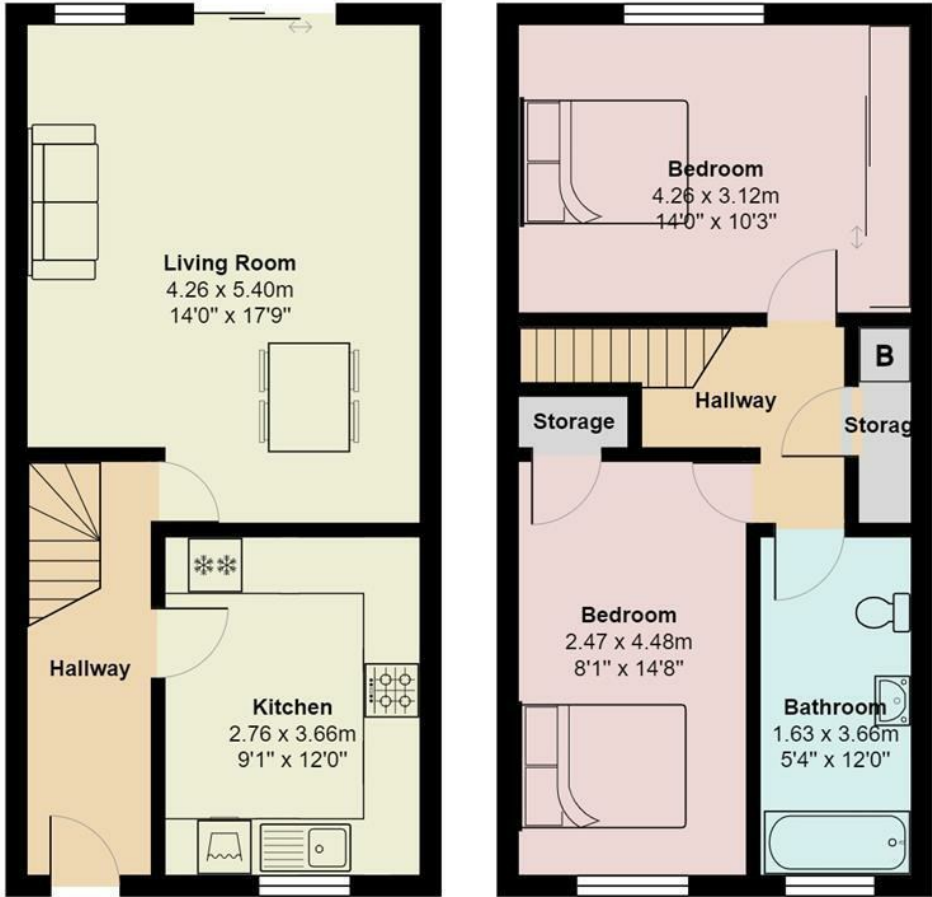


PROPERTY SPECIALIST

Mr Rhys Carter
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Senior valuer



Melrose Gardens



Total Area: 78.6 m² ... 846 ft²
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	75	75
(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 	