

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



PENYLAN ROAD
PENYLAN





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PENYLAN, CF24 3PG - £1,000



2 Bedroom(s)



1 Bathroom(s)



sq ft

The accommodation is absolutely huge and is entered through a modern kitchen/diner with space for dining table. To the front of the first-level is a very large, bay-fronted lounge with views over Wellfield Road. An extremely large double bedroom occupies the whole of the second level and the property is completed by a second double bedroom, family bathroom and separate WC. The property is available unfurnished and offers street parking and of course, some wonderful neighbours downstairs (not that we're biased or anything!).

Available Unfurnished.

EPC RATING of D
COUNCIL TAX BAND of 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 Rhys Carter
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Senior valuer





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	