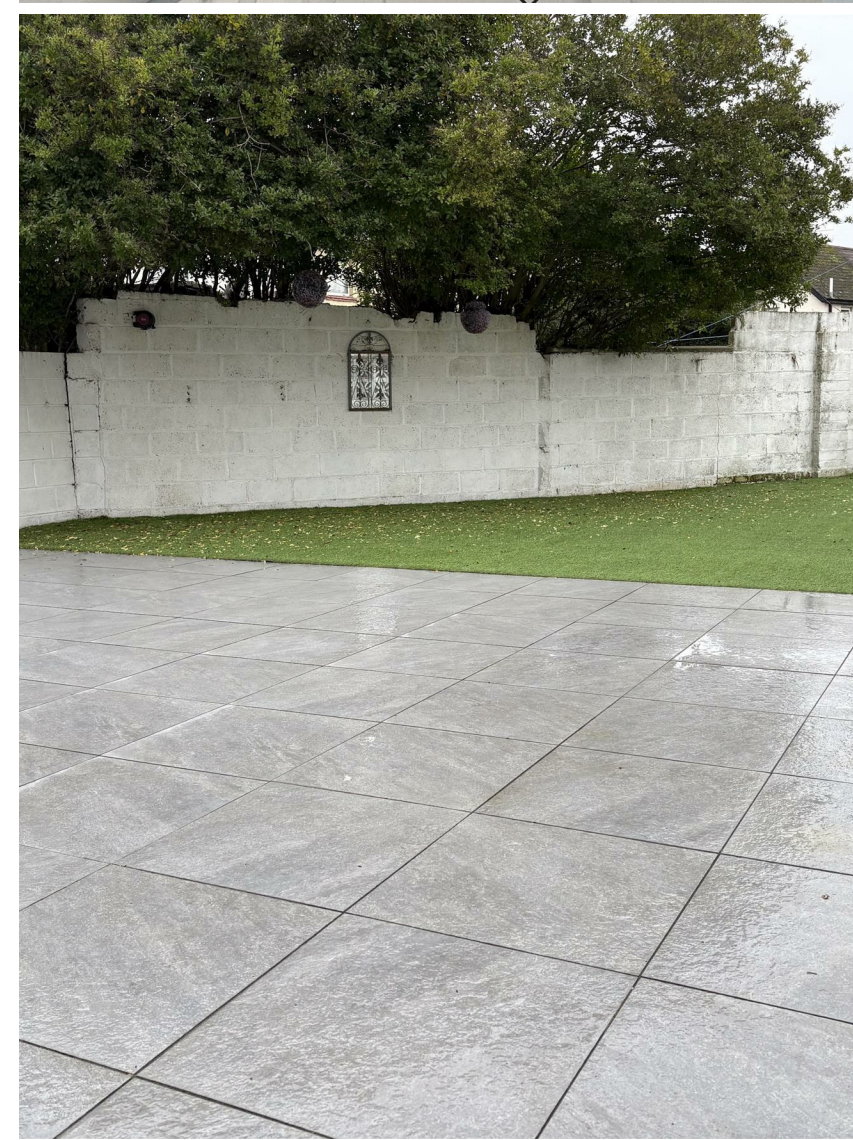


CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



KENMUIR ROAD





## KENMUIR ROAD

, CF24 2QG - £1,100 PCM

 2 Bedroom(s)  1 Bathroom(s)  60.00 sq ft

Jeffrey Ross are pleased to present this immaculate two bedroom end-terraced house. This property has been recently updated to a great standard throughout. This property briefly consists of entrance hallway leading into a great sized separate living room with modern flooring. The kitchen is to the rear of the property equipped with integrated fridge-freezer and washing machine. The home also boasts a good amount of storage. To the outside, a huge, beautifully presented garden with laid astro-turf to the rear and concrete patio area. The outside also has an outdoor W/C. To the upstairs, a modern, good sized bathroom equipped with a walk-in shower. The two bedrooms are both double sized rooms. The master bedroom additionally comes with a walk-in wardrobe!

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@jeffreyross.co.uk  
Senior valuer



Kenmuir Road



Total Area: 65.4 m² ... 704 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                                   |                         |           |
| (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 |           |