

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss






FAIRWATER GROVE WEST





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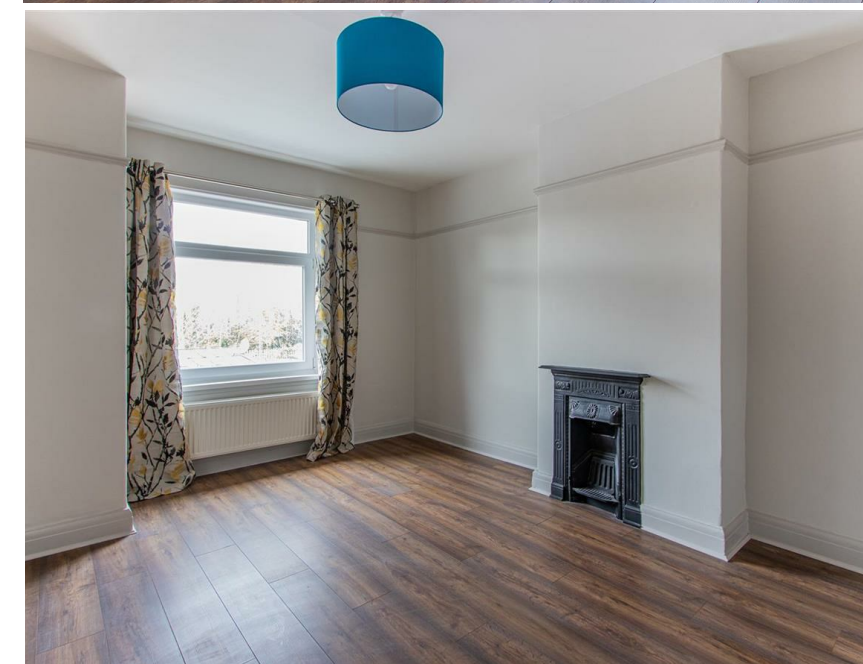
, CF5 2JN - £1,500 PCM

 3 Bedroom(s)  1 Bathroom(s)  1151.00 sq ft

We at Jeffrey Ross are delighted to bring this delightful newly refurbished three bedroom house to the market. The property is located on the ever popular Fairwater Grove West a stones throw away from Waun-Gron Park train station with easy access in to Cardiff City Centre. The first floor benefits from a large entrance hallway with a good sized living room with bay fronted windows on your right. Further down the hallway you then have a downstairs bathroom with a corner shower beneath the stairs, further leading to a large extension which has been converted in to a open plan kitchen diner with fitted appliances such as an American style fridge-freezer, electric hob and oven and an integrated washing machine. It also benefits from a large sliding door access to a spacious garden. Upstairs then further benefits from a second modern bathroom with bath and shower, two large double bedrooms and the front and back of the house and a third bedroom or study. The property comes completely unfurnished.

EPC Rating C
Council Tax Band D

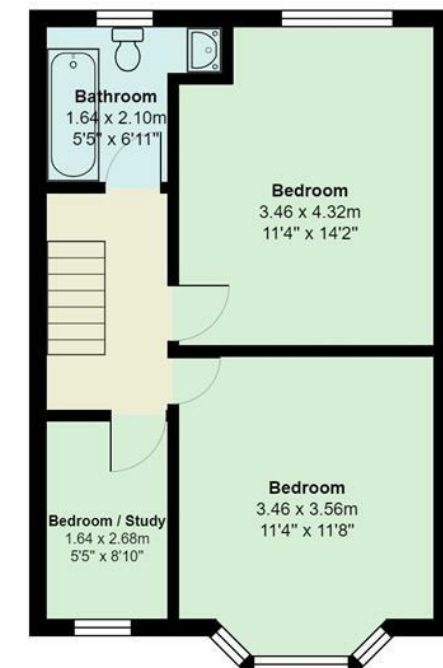
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or 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**

Ms Jodie Price

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Fairwater Grove West

Total Area: 106.9 m² ... 1151 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		87
(69-80) C	74	
(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	