



# GEORGE CRESCENT

OLD ST. MELLONS





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OLD ST. MELLONS, CF3 6AH - £1,400

 3 bedroom(s)  2 bathroom(s)  sq ft

Semi-detached three bedroom house offering excellent transport links to the M4 motorway network and Cardiff City Centre. Property comprises:- Entrance hall, cloakroom, spacious lounge, fitted kitchen to include, washing machine, dishwasher, gas hob, electric oven/grill and intergrated fridge/freezer. To the first floor:- Three bedrooms master with fitted wardrobes and ensuite shower room. Family bathroom. Two off road parking spaces. Enclosed rear garden with side access. Gas Central Heating. Upvc double glazing.

Council Tax - D  
EPC - B

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.

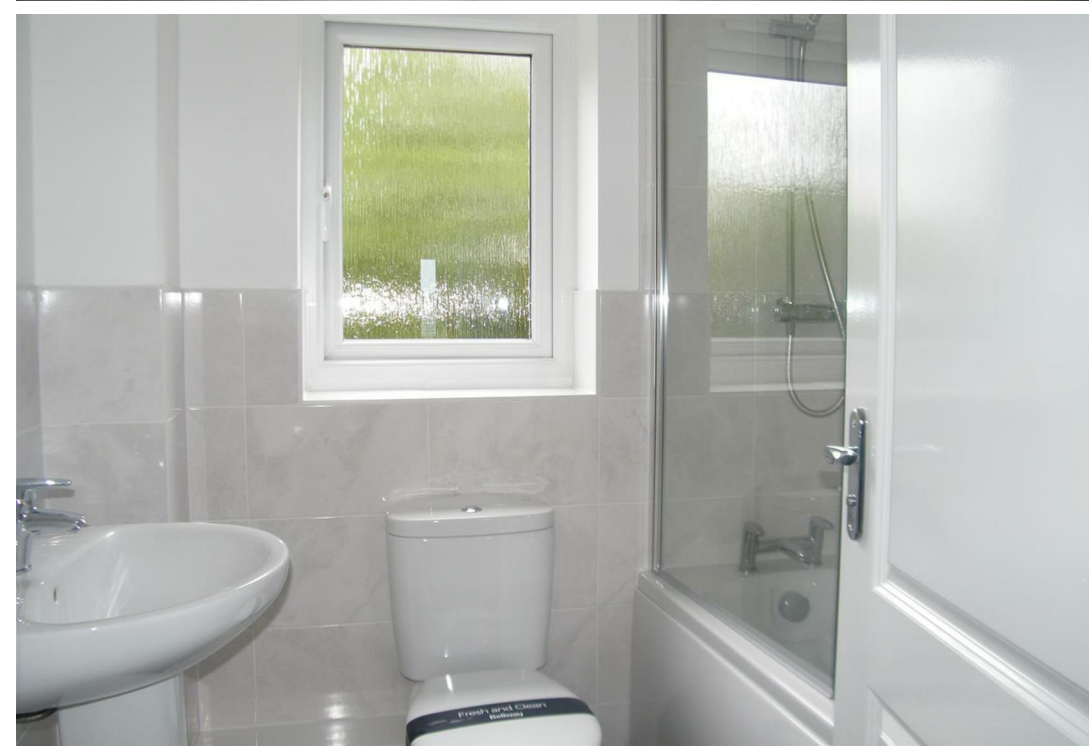
### PROPERTY SPECIALIST


**Mr Rhys Carter**  
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Lettings







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



















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Comments by Mr Rhys Carter

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Jeffrey Ross