

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

DYFFRYN



DYFFRYN, CF5 6SU - £1,750 PCM PCM

2 bedroom(s) 2 bathroom(s) 1198.00 sq ft

JeffreyRoss are delighted with this one! Welcome to Nant Bran Farm, a charming detached cottage nestled in the picturesque Dyffryn Lane, just outside of St Nicholas. This delightful property boasts wonderful views, large garden and a great living space with 2 reception rooms, 2 cosy bedrooms, and 2 modern bathrooms, offering a perfect blend of comfort and style. With a generous 1,198 sq ft of living space, this cottage provides ample room for relaxation and entertainment. The property also features parking for up to 4 vehicles, ensuring convenience for you and your guests. Situated in a quaint rural location, Nant Bran Farm offers a peaceful retreat from the hustle and bustle of city life. The stunning finish of the cottage adds a touch of elegance, creating a warm and inviting atmosphere for you to call home. Conveniently located just a 10-minute drive from Culverhouse Cross, you can enjoy the tranquillity of country living while still being within easy reach of amenities and transport links. Whether you prefer a furnished or unfurnished space, this property caters to your needs. Furthermore, having been newly refurbished in 2024, you can expect modern amenities and a fresh, contemporary feel throughout.

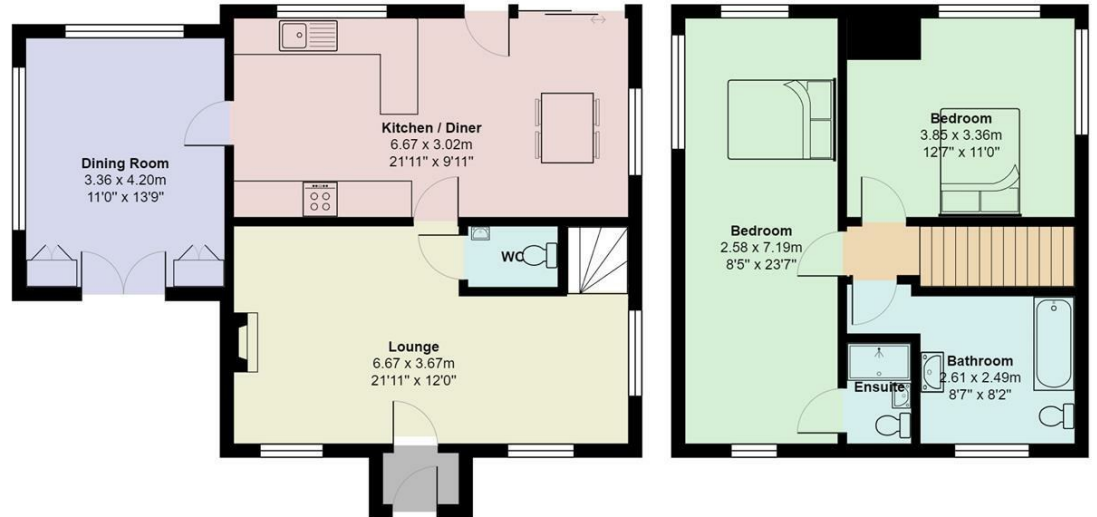
EPC RATING of TBC (ordered on 11-05-24)  
COUNCIL TAX BAND of F

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Occupation Contract or failed to take reasonable steps to enter into the Occupation Contract.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Nant Bran Cottage, Duffryn



Total Area: 111.3 m² ... 1198 ft²  
All measurements are approximate and for display purposes only

PROPERTY SPECIALIST  
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