

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



30 FAIRWATER ROAD
LLANDAFF

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LLANDAFF, CF5 2LE - £1,200 PCM PCM

2 bedroom(s) 1 bathroom(s) 586.00 sq ft

Jeffrey Ross are please to offer to the market this two bedroom ground floor apartment located in this highly desirable area of Llandaff. Tucked away from the hustle and bustle but located a short distance to train stations, link roads and the network of commuter links to Cardiff. The property briefly comprises a private entrance door leading into private hallway, two bedrooms, a family bathroom, airing cupboard, an open plan living dining area and a kitchen. The property also benefits from one allocated parking space. Ideal for a couple.

Council Tax Band D
EPC Rating E

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.



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		
	52	78
England & Wales	EU Directive 2002/91/EC	

PROPERTY SPECIALIST

Ms Cody Byrne
cody@jeffreyross.co.uk

Property Management Co-ordinator

4 Silvertone, 30 Fairwater Rd, Llandaff

Total Interior Area 586.51 sq ft



0 3 6 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

