






MACHEN PLACE





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, CF11 6ER - £1,500 PCM

 4 bedroom(s)  1 bathroom(s)  1227.00 sq ft

****MUST SEE HOUSE**** Jeffrey Ross are delighted to market this recently refurbished four bedroom house on Machen Place in Riverside. The property has been redecorated throughout and is ideally located just 5 minutes from the city centre and the amenities of Canton and Pontcanna. The property briefly comprises of living room with bay fronted windows at the front of the house further leading to a second living room (that could be used as a ground floor bedroom), dining room and separate kitchen leading to a small south facing garden. To the first floor we have two double bedrooms, family bathroom with bath and shower overhead and two single bedrooms that would also make two great studies/offices. The property is available UNFURNISHED.

EPC Rating: D

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

Mr Gwyn Davies


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Lettings Manager







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 	







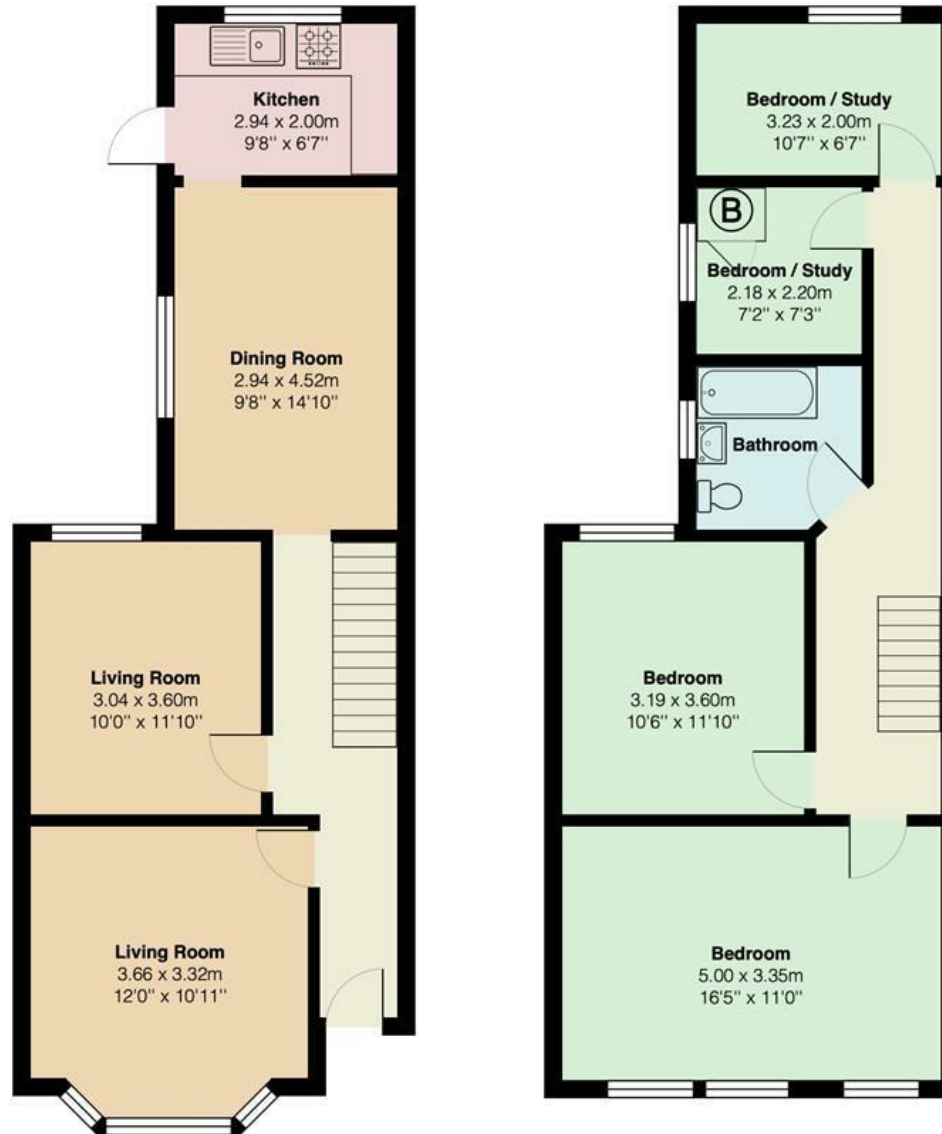




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Comments by Mr Gwyn Davies

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Machen Place

Total Area: 112.2 m² ... 1207 ft²

All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

Jeffrey Ross