

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

EGERTON STREET






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, CF5 1RF - £1,400 PCM


****Ideally for couples or a small family**** Jeffrey Ross are delighted to market this beautifully presented three bedroom home on the ever popular Egerton Street in Canton. Ideally located around the corner from Thompson Park and a mere 10 minutes walk from the amenities of both Pontcanna and Canton via Cowbridge Road East. The property briefly comprises of welcoming entrance leading on to an open living room with bay fronted windows, large kitchen diner with built in appliances with sliding door access to a rear garden with patio and lawn. The first floor then further benefits from a stylish family bathroom with a Roll Top bath and shower overhead, master double bedroom at the front of the property with built in wardrobes and a further two double bedrooms. The property is fully furnished to an impeccable standard and benefits from Gas Central Heating.

EPC Rating: Expired (Ordered new, previously a D)
Council Tax Band: 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.

 3 bedroom(s)  1 bathroom(s)  1173.00 sq ft



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 



Egerton Street
Total Area: 1173 ft² ... 109.0 m²
All measurements are approximate and for display purposes only