



EGERTON STREET  
CANTON











## EGERTON STREET

CANTON, CF5 1RG - £1,400 PCM

 3 bedroom(s)

 1 bathroom(s)

 880.00 sq ft

Jeffrey Ross are delighted to market this three bedroom mid terraced house situated in this popular part of Canton, due to its close proximity to Cowbridge Road and Pontcanna amenities. The accommodation comprises of a large lounge, dining room, modern fully fitted kitchen and ground floor bathroom; three double bedrooms and enclosed rear garden. The property will be offered furnished.

EPC RATING of D  
COUNCIL TAX BAND of 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

**Ms Cody Byrne**  
cody@jeffreypass.co.uk


Property Management Co-ordinator









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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 	

































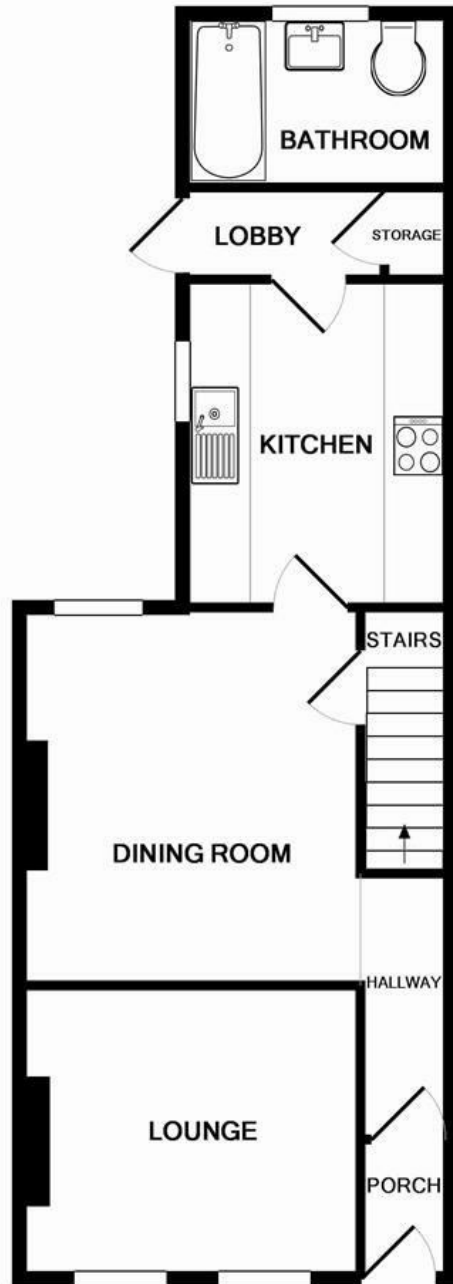


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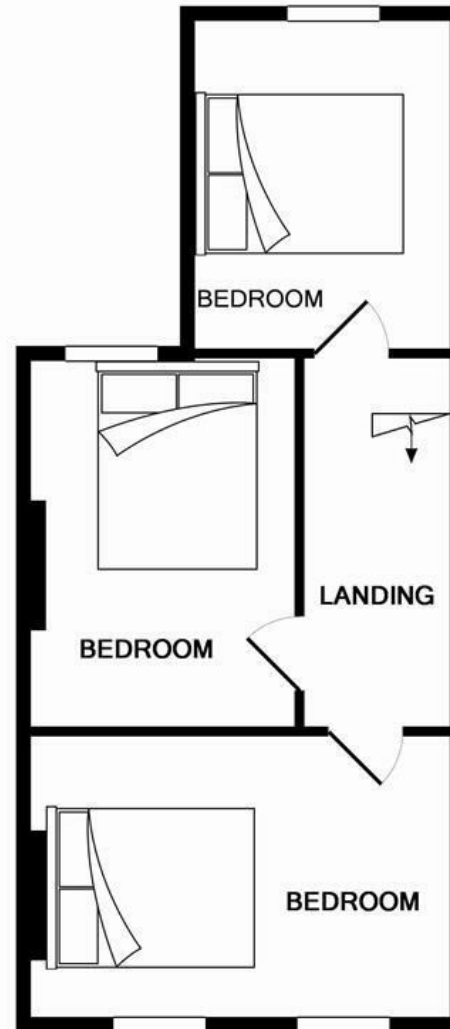
Comments by Ms Cody Byrne

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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 474 SQ.FT.  
 (44.1 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 406 SQ.FT.  
 (37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 880 SQ.FT. (81.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Jeffrey Ross