



LANSLOWNE ROAD


CANTON







## LANSDOWNE ROAD

CANTON, CF5 1PS - £1,650 PCM

 3 bedroom(s)

 2 bathroom(s)

 1221.00 sq ft

Jeffrey Ross are delighted to market this stylish family home on the ever popular Lansdowne Road in Canton. The property is ideally located just 10 minutes from the City Centre and just 5 minutes from the amenities of Cowbridge Road East and Victoria Park. The property has been modernised throughout and briefly comprises of entrance hallway, spacious living room with bay fronted windows attached to an open plan diner, large kitchen with built in appliances, leading to a small utility room with access to the rear garden and the first of two family bathrooms with walk in shower. The first floor of the property further comprises of second family bathroom with bath and shower overhead, two large double bedrooms one of which benefiting from built in wardrobes, and a single room which could also be used as a home office. The property further benefits from a south facing rear garden with artificial grass and patio. The property is offered part-furnished.

EPC Rating: C

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.

### PROPERTY SPECIALIST


**Ms Cody Byrne**

[cody@jeffreycross.co.uk](mailto:cody@jeffreycross.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>85</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</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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IMPORTANT



















Comments by Ms Cody Byrne



Lansdowne Road

Total Area: 1221 ft<sup>2</sup> ... 113.4 m<sup>2</sup>

All measurements are approximate and for display purposes only

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Jeffrey Ross