

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



LLANTRISANT ROAD
LLANDAFF

LLANTRISANT ROAD

LLANDAFF, CF5 2PX - £1,200 PCM PCM

2 bedroom(s) 2 bathroom(s) 1100.00 sq ft

Jeffrey Ross are delighted to market this incredible two bedroom duplex apartment on the ever popular Llantrisant Road in Llandaff. This first and second floor duplex briefly comprises of large entrance hallway, master suite with walk in wardrobe and en-suite with a large walk in shower, family bathroom with bath and shower overhead, large living room with bay fronted windows overlooking Llantrisant Road, kitchen with built in appliances. To the top floor the property has a second double bedroom. The property is offered furnished, benefits from Gas Central Heating and an off-road parking space.

Council Tax Band E
EPC Rating C

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.



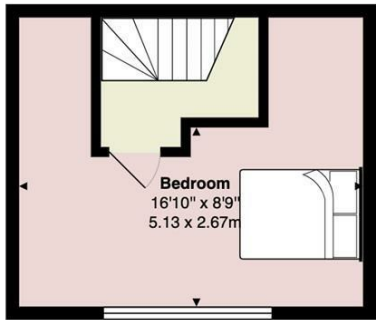
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY SPECIALIST

Mr Gwyn Davies

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Lettings Manager



Upper Flat, Llantrisant Road
Total Area: 1105 ft² ... 102.7 m²
All measurements are approximate and for display purposes only