



MELROSE WALK

GWELYRYNYS









## MELROSE WALK

GWEL YR YNYS, CF64 5WD - £1,900



4 bedroom(s)



2 bathroom(s)



1158.00 sq ft

**\*\*MUST SEE, RARE RENTAL OPPORTUNITY\*\*** We at Jeffrey Ross are delighted to market this fantastic 4 bedroom house in the brand new development just off Cog Road in Sully. The ground floor comprises of entrance hallway leading to a spacious living room at the front of the house, downstairs W/C, storage cupboard, large kitchen leading to the rear garden with integrated white goods (washing machine, fridge-freezer, dishwasher) and utility room. The first floor then further comprises of single bedroom, two double bedrooms with built in wardrobes, family bathroom with bath and shower and master bedroom with built in wardrobes and en-suite with walk in shower. The property also benefits form a large rear garden with lawn and patio area, large garage leading on to a two car driveway. The property is available unfurnished.

Council Tax Band F  
EPC Rating B

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

**Miss Lauren King**

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Lettings Negotiator












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
England & Wales		EU Directive 2002/91/EC 

















Melrose Walk, Sully, Penarth

















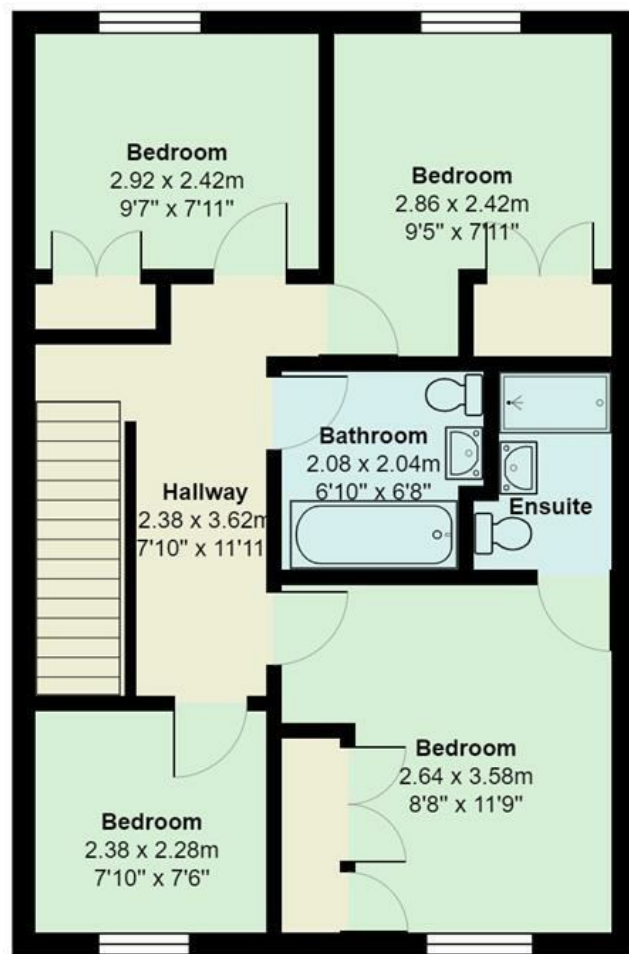
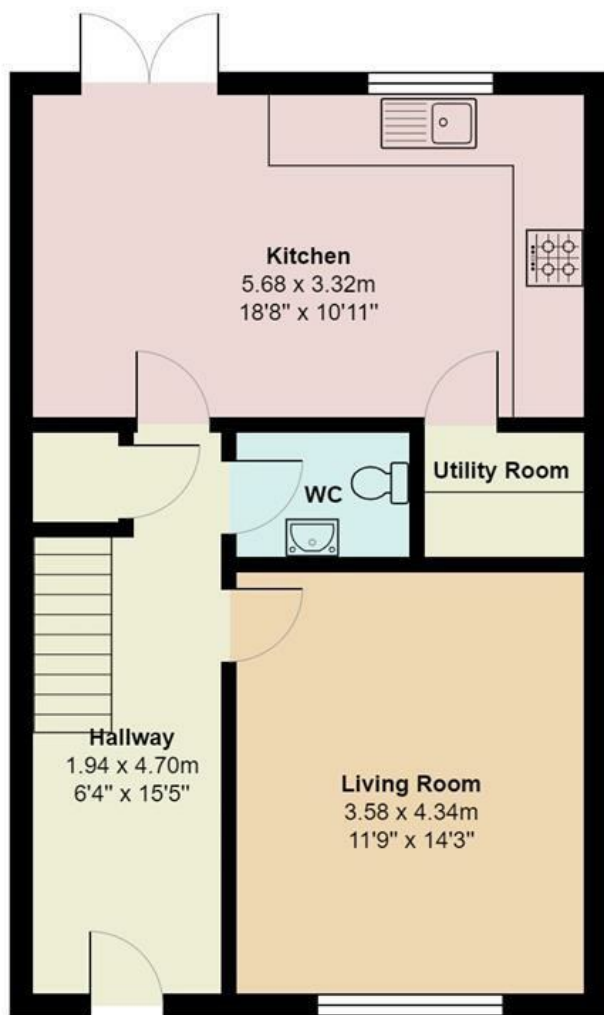


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Comments by Miss Lauren King

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Gwel Yr Ynys

Total Area: 107.6 m<sup>2</sup> ... 1158 ft<sup>2</sup>

All measurements are approximate and for display purposes only



[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross