



GROESFAEN

PONTYCLUN





GROESFAEN

PONTYCLUN, CF72 8NS - £1,100 PCM



3 bedroom(s)



2 bathroom(s)



1100.00 sq ft

Jeffrey Ross are pleased to market this modern three bedroom semi detached property situated in Groesfaen. The property comprises entrance hall, lounge, kitchen/diner and cloakroom WC to the ground floor. To the first floor are three double bedrooms, family bathroom and en-suite shower room. The property further benefits enclosed, low maintenance side and rear garden and driveway parking for two cars. The property is offered UNFURNISHED and further benefits from Gas Central Heating and a Garage.

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

Mr Gwyn Davies

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Lettings Manager







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(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 	











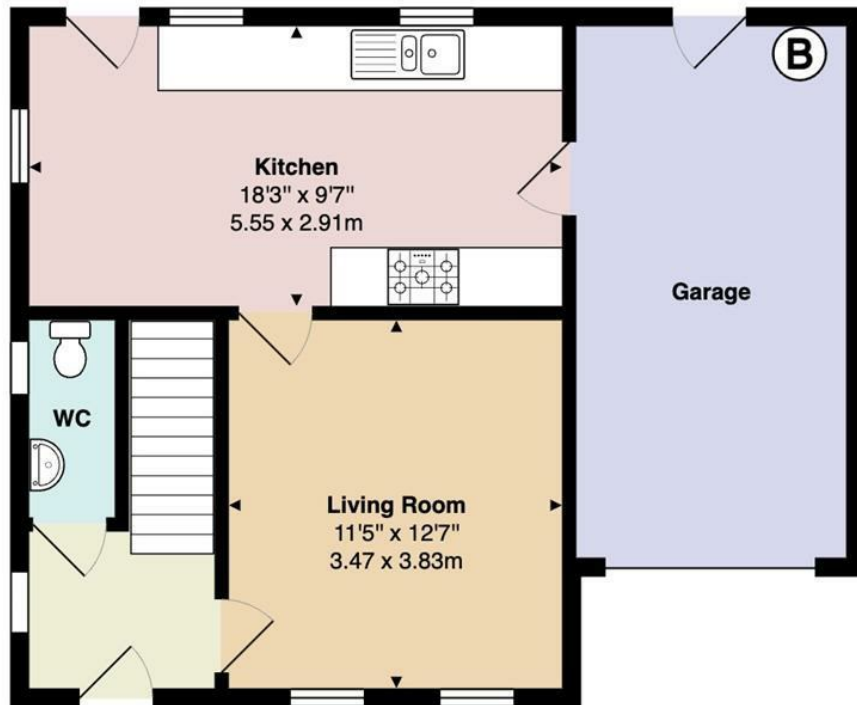




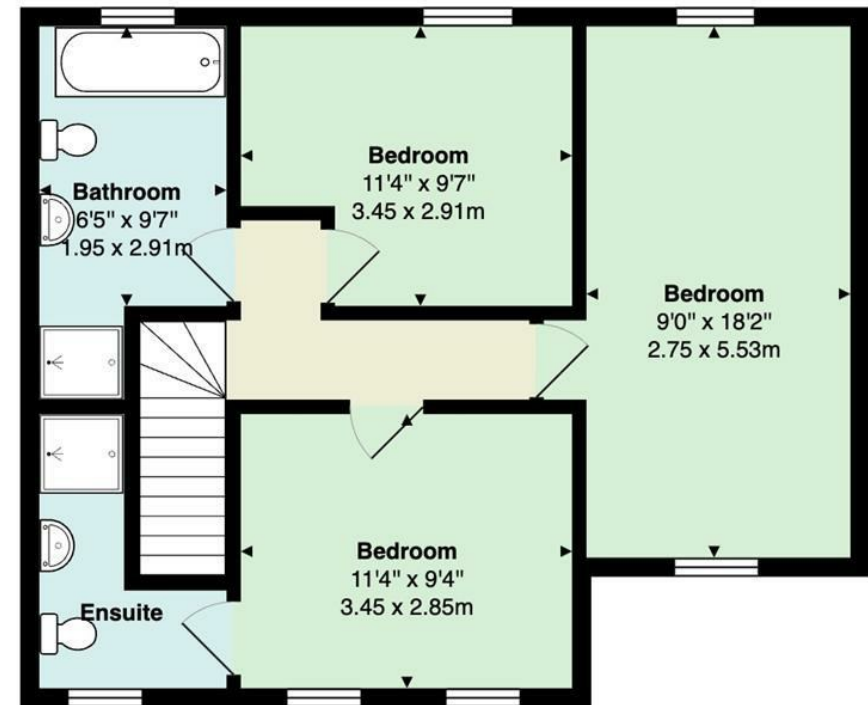
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Comments by Mr Gwyn Davies

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Ground Floor



First Floor

1 Smithy Cottage

Total Area: 1172 ft² ... 108.9 m²

All measurements are approximate and for display purposes only

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