

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



LLYS ILLTERN



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, CF5 6GB - £1,300 PCM PCM


2 bedroom(s) 1 bathroom(s) 635.08 sq ft

Jeffrey Ross are pleased to market this two bedroom, semi-detached house in this new estate in Capel Llanilltern just outside of Creigiau and therefore very well located for access in and out of Cardiff. The property briefly comprises of entrance hallway with access to a W/C further leading to a spacious living room, separate kitchen / diner with appliances included with French Door access to a South Easterly facing garden with side access, patio and lawn. The first floor of the property further comprises of two double bedrooms and a family bathroom with bath and shower overhead. The property is offered part-furnished (sofa, wardrobe, TV stand and white goods included) and further benefits from off-road parking for two cars and Gas Central Heating.

EPC Rating: B  
Council Tax Band: 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.

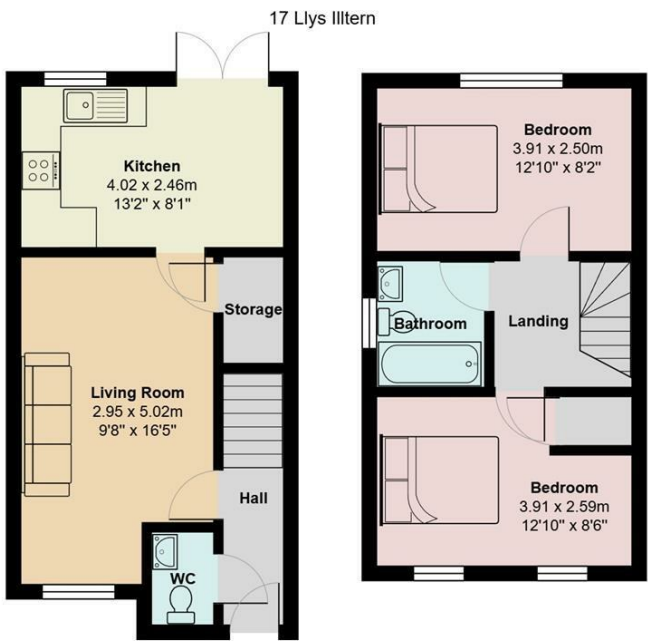


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>82</b>	<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

PROPERTY SPECIALIST

Mr Gwyn Davies  
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Lettings Manager



Total Area: 60.6 m² ... 652 ft²

All measurements are approximate and for display purposes only