



HAFOD STREET

GRANGETOWN





HAFOD STREET

GRANGETOWN, CF11 6RA - £1,600 PCM



3 bedroom(s)



1 bathroom(s)



1463.00 sq ft

Jeffrey Ross are delighted to market this beautiful three bedroom house on Hafod Street in Grangetown just moments from the wonderful Taff trail and just 10 minutes walk to Cardiff City Centre. The ground floor comprises of entrance hallway with original tiled features leading to a living room at the front of the property with bay fronted windows, separate dining room with access to the rear garden and a spacious kitchen leaving enough room for a breakfast bar, all white goods are included in the kitchen and it also has access to a well presented rear garden. The first floor further comprises of three good sized double bedrooms with the master at the front benefiting from bay fronted windows and a stunning wood floor, family bathroom with bath and shower and access to the cleverly converted loft that would make a perfect home office/study. The property is available part-furnished with all white goods included.

EPC Rating: E

Council Tax Band: E

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement

PROPERTY SPECIALIST

Ms Gemma Simmonite


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Lettings Negotiator





Energy Efficiency Rating

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

















ENTRANCE HALL

OUTSIDE

LOUNGE

4.45 x 3.61 (14'7" x 11'10")

DINING ROOM

3.78 x 3.28 (12'4" x 10'9")

KITCHEN/BREAKFAST ROOM

4.90 x 3.12 (16'0" x 10'2")

LANDING

BEDROOM 1

4.39 max x 5.11 (14'4" max x 16'9")

BEDROOM 2

3.78 3.28 (12'4" 10'9")

BEDROOM 3

3.89 x 3.15 (12'9" x 10'4")

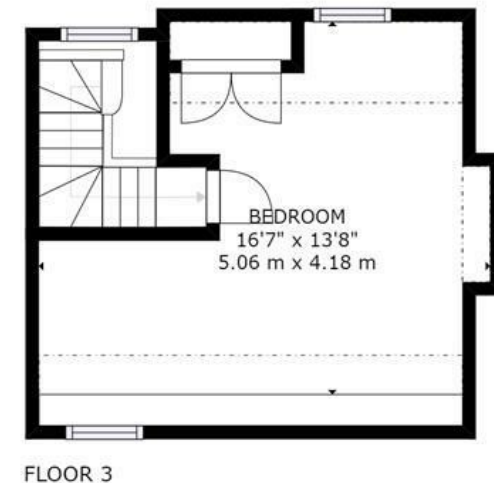
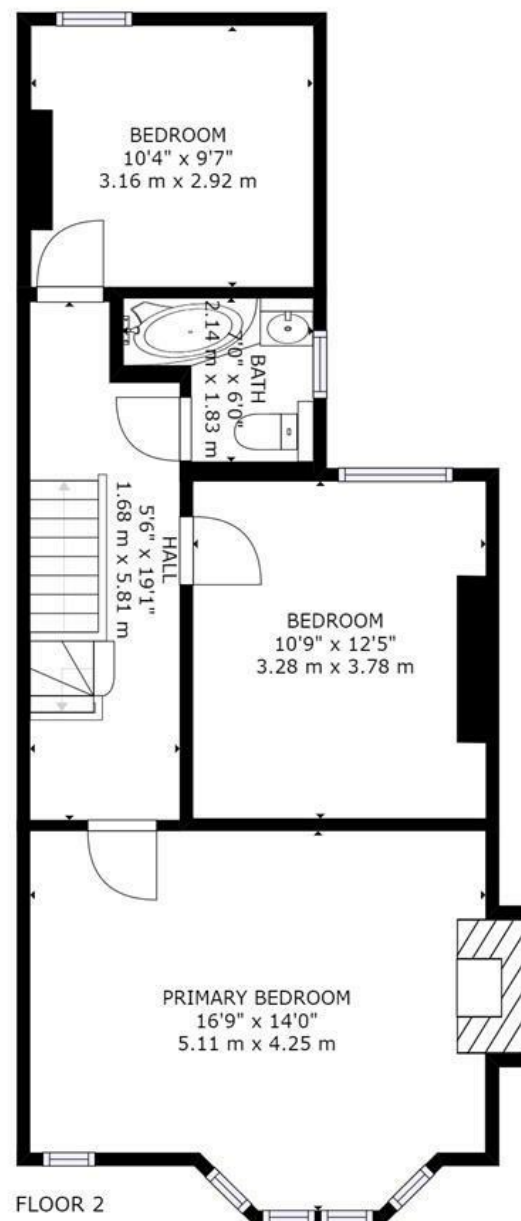
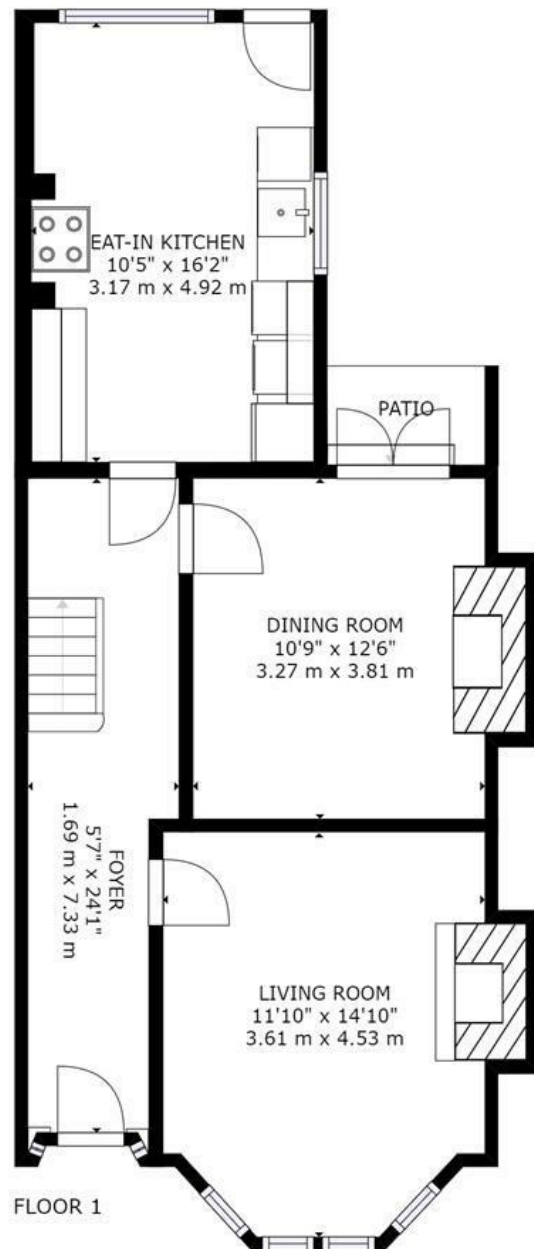
BATHROOM

LOFT ROOM

3.51 x 4.70 max (11'6" x 15'5" max)



Comments by Ms Gemma Simmonite



GROSS INTERNAL AREA
 FLOOR 1: 627 sq. ft, 58 m², FLOOR 2: 609 sq. ft, 57 m²
 FLOOR 3: 149 sq. ft, 14 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 77 sq. ft, 7 m²
 TOTAL: 1385 sq. ft, 129 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

www.jeffreyross.co.uk

Jeffrey Ross