



NICHOLSON WEBB CLOSE





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, CF5 2RL - £1,200 PCM



2 bedroom(s)



1 bathroom(s)



691.00 sq ft

A rare opportunity to rent this delightful two bedroom semi-detached house in the sought after area of Danescourt, close to Llandaff Village, with great links to Cardiff City Centre and the M4. The property is entered via an enclosed porch and opens onto a large open plan lounge with feature fireplace and electric fire. Leading from the living room is a super fitted kitchen, comprising of a large fridge freezer, 4 gas burner hob, electric oven and cooker hood and a washing machine. There is a small fitted breakfast table and two chairs, perfect for a morning coffee and a moveable butcher's block. Access to the well maintained private garden is from the kitchen and leads onto the patio area, the garden also has a small shed perfect for tools. A curved staircase from the living room leads up to two great size double bedrooms, and a new modern bathroom with feature sink, walk in shower with rainfall and hand held attachment. The property has off road parking for two cars. The property is offered unfurnished and would make a truly super first home for a couple or small family.

Council Tax Band D
EPC Rating TBC

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

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 	









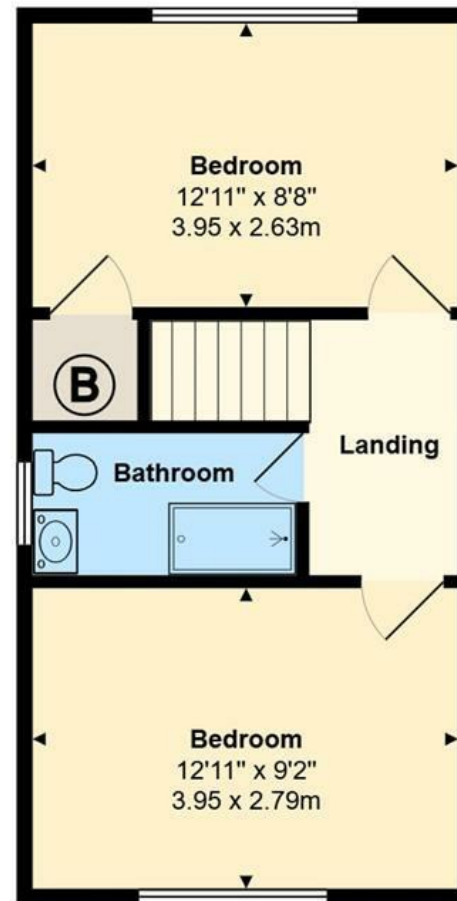


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Comments by Ms Gemma Simmonite

Nicholson Webb Close



Total Area: 691 ft² ... 64.2 m²

All measurements are approximate
and for display purposes only

www.jeffreyross.co.uk

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