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CARDIFF

VALE

CAERPHILLY

BRISTOL

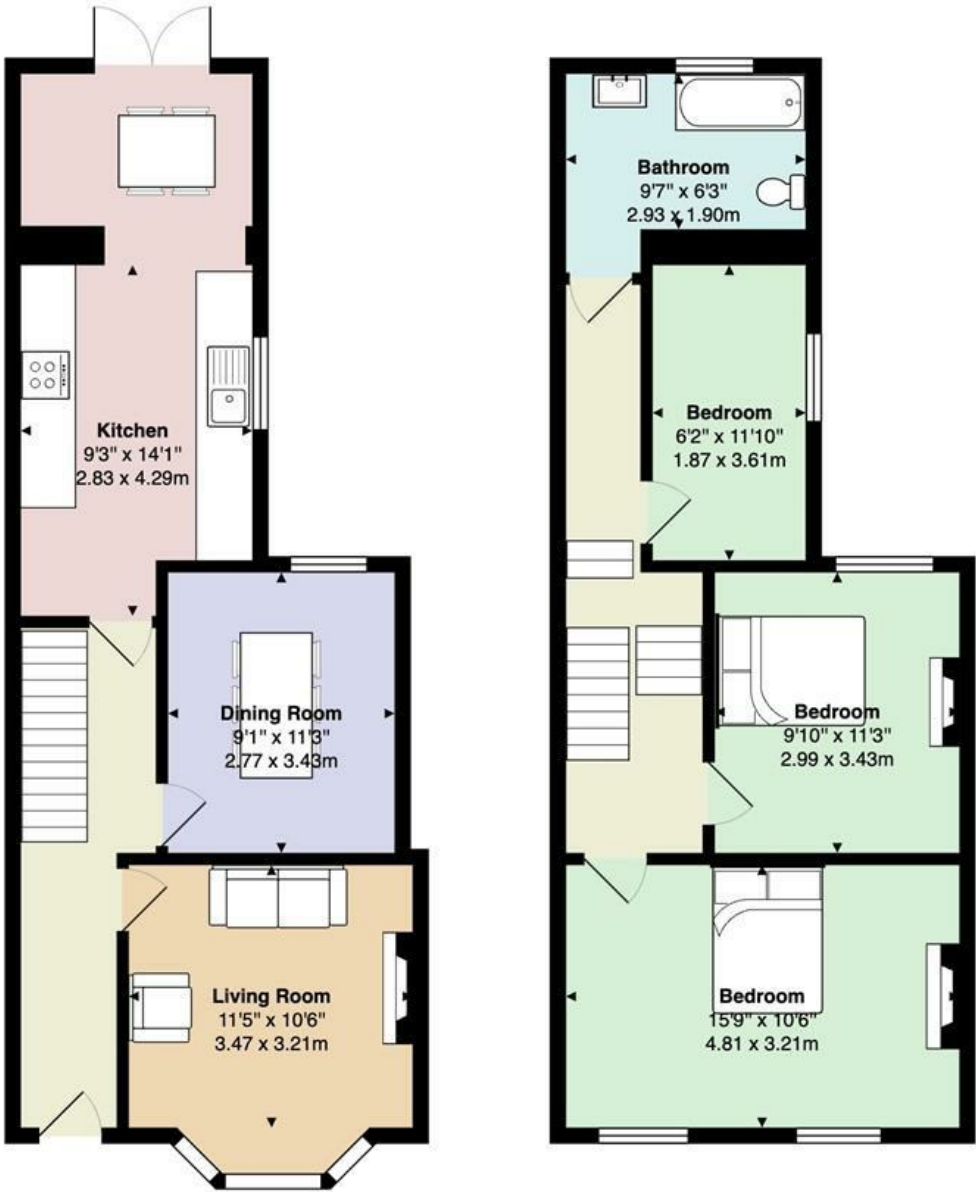




Comments by Ms Gemma Simmonite

Property Specialist
Ms Gemma Simmonite
Lettings Negotiator

gemma.simmonite@jeffreygross.co.uk



York Street

Total Area: 1082 ft² ... 100.5 m²

All measurements are approximate and for display purposes only

Comments by the Homeowner



York Street

, Cardiff, CF5 1NB

PCM

£1,450 PCM



3 Bedroom(s)



1 Bathroom(s)



1082.00 sq ft



Contact our
Pontcanna Branch

02920 499680

Jeffrey Ross are delighted to market this stylish three bedroom house on York Street in Canton. Ideally located just off Cowbridge Road East therefore near all the amenities Canton has to offer. The property itself has been finished to an incredible standard and the ground floor comprises of entrance hallway, living room with bay fronted windows, separate dining room, large extended kitchen / diner with built in appliances with french door access to a West facing, low maintenance garden. The first floor further comprises of master bedroom at the front, double bedroom and smaller double bedroom / study with a large bathroom to the rear with bath and shower over head. The property benefits from Gas Central Heating and can be offered furnished or unfurnished. A MUST SEE!

EPC Rating: D
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.



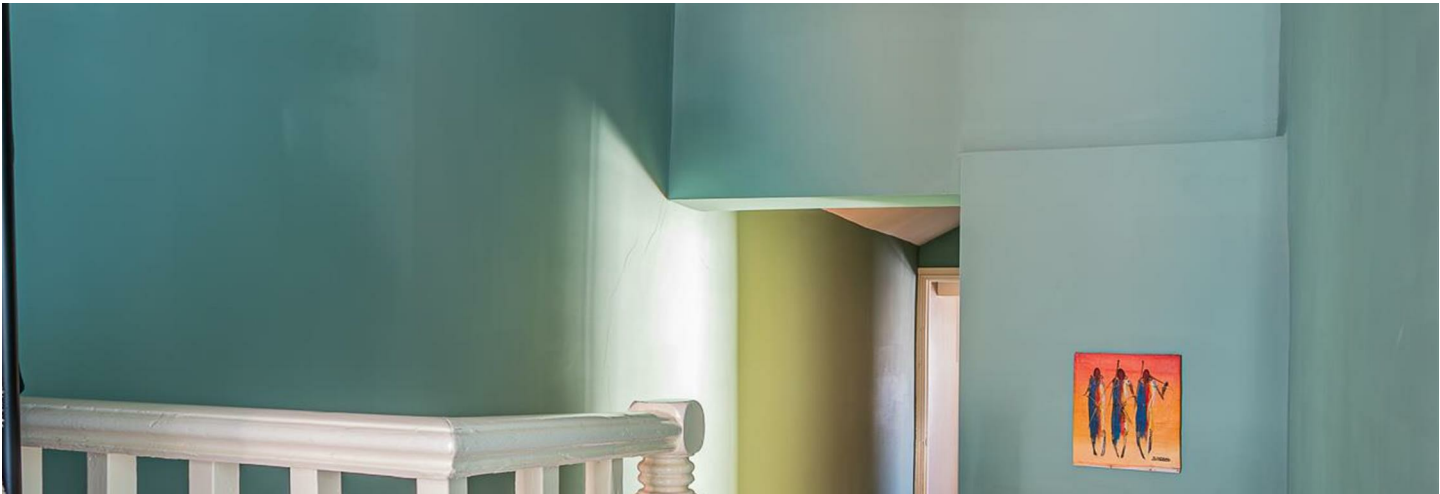
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

