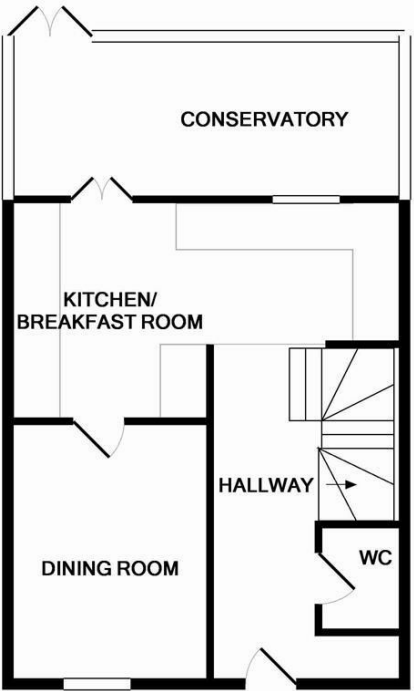


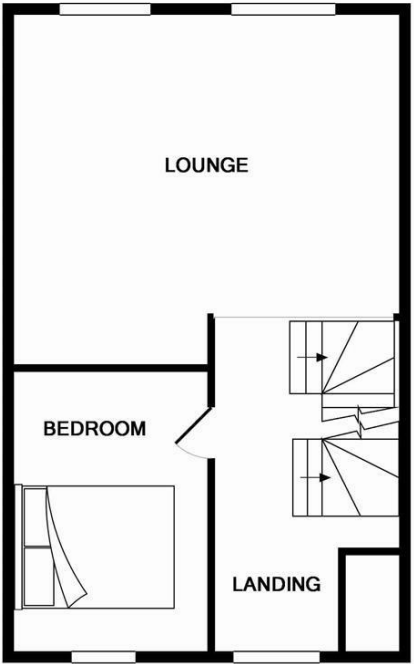


# Llansannor Drive

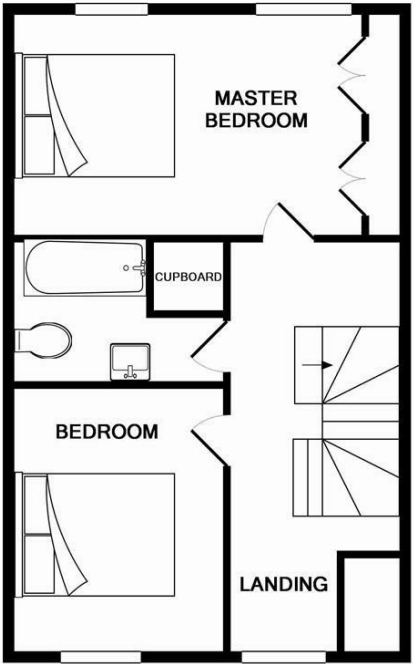
3 Bedrooms - Cardiff - CF10 4BW - £1,100 PCM



GROUND FLOOR  
APPROX. FLOOR  
AREA 467 SQ.FT.  
(43.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 467 SQ.FT.  
(43.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 467 SQ.FT.  
(43.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1401 SQ.FT. (130.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Pontcanna, Cardiff  
CF11 9PP

**Roath**  
38 Wellfield Road  
Roath, Cardiff  
CF24 3PB

**Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU

**Cathays**  
89 Woodville Road  
Cathays, Cardiff  
CF24 4DX

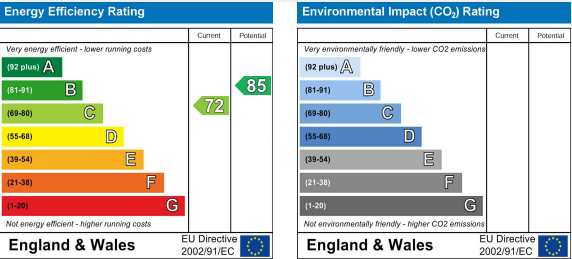
029 2049 9680  
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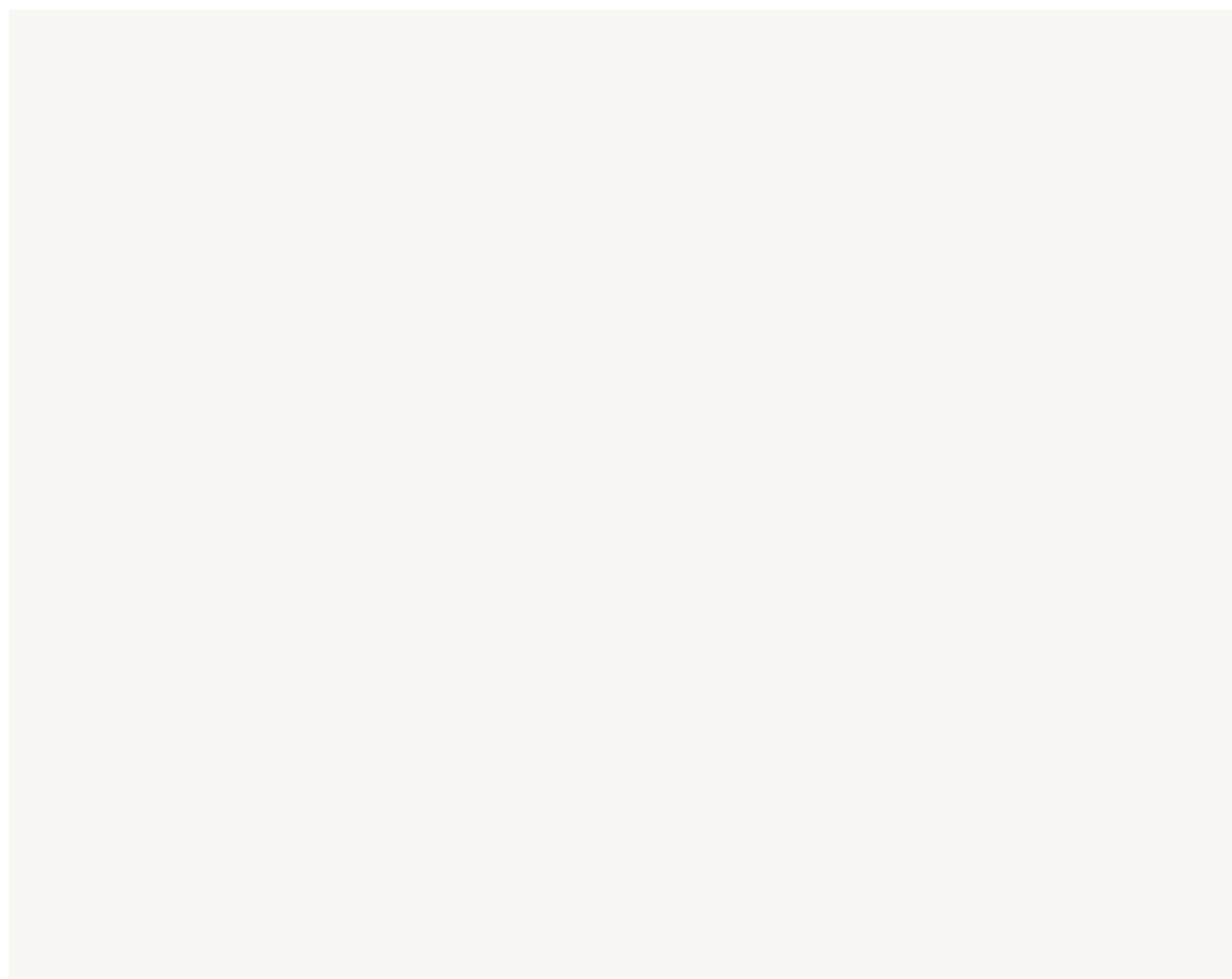
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**\*\* PET-FRIENDLY\*\*** In excellent condition throughout is this 3/4 Bedroom modern townhouse situated within walking distance of the City centre and Mermaid Quay in Cardiff Bay. The property comprises: Ground floor: Hallway with cloakroom, kitchen which includes a free standing gas cooker, washing machine, fridge, freezer and dishwasher, dining room/4th bedroom, conservatory leading to rear garden. First Floor: Large lounge and bedroom. Second Floor: Master bedroom with fitted wardrobes, bathroom WC with shower over bath, bedroom and airing cupboard. Gas central heating and double glazing throughout. Parking.

AVAILABLE 29/03/2021

EPC Rating of C.  
Council Tax Band of 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

- Recently decorated and carpeted
- Unfurnished
- Conservatory

sq ft

