



# Taff Embankment, Grangetown



Total Area: 513 ft<sup>2</sup> ... 47.7 m<sup>2</sup>

All measurements are approximate and for display purposes only



Virtual Reality & 3D Scaled models of all of our properties for sale. You can even walk around them on our website



**Pontcanna**  
223-225 Cathedral Road  
Pontcanna, Cardiff  
CF11 9PP

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

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

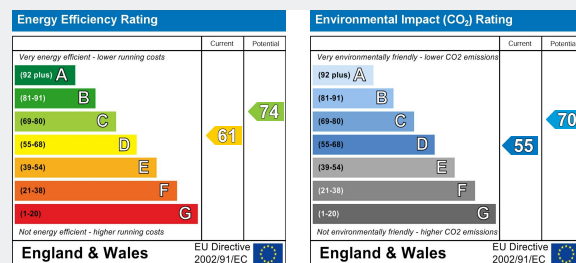
**Cathays**  
89 Woodville Road  
Cathays, Cardiff  
CF24 4DX

029 2049 9680  
info@jeffreycross.co.uk  
www.jeffreycross.co.uk

Jeffrey Ross Ltd. Register in England & Wales. Company No. 0641 1905 VAT No. 944 2898 82

### Agency Disclaimer

Property particulars as supplied by JeffreyRoss Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of JeffreyRoss Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Data Protection: We retain the copyright in all advertising material used to market this Property.



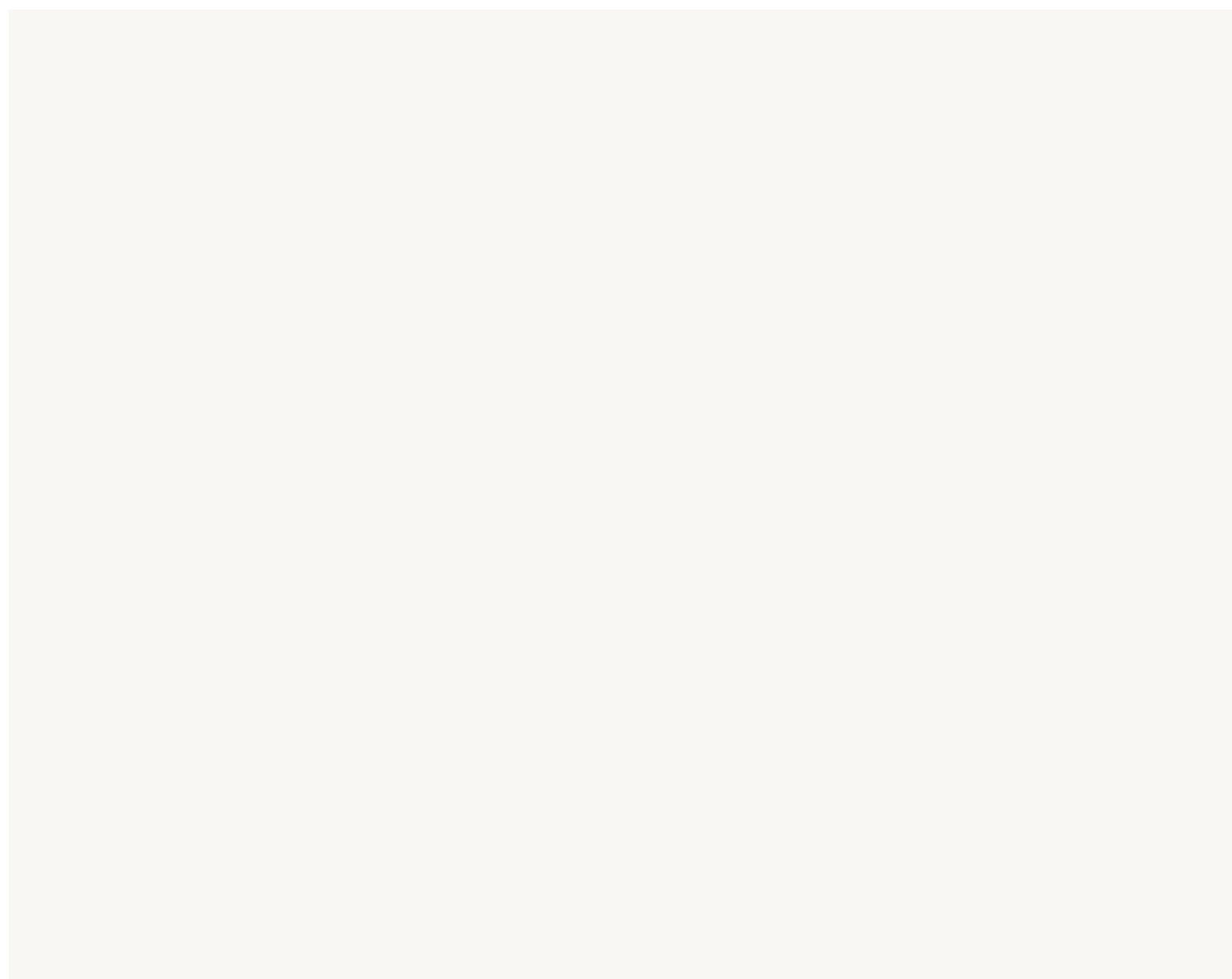
JeffreyRoss



# Taff Embankment

2 Bedrooms - Cardiff - CF11 7BG - £725 PCM









With stunning elevated views over the River Taff on one of Cardiff's prettiest and most centrally located streets is this excellent, two bedroom, top-floor flat that is superbly presented throughout. Located on the Taff Embankment in Grangetown and therefore just a 5-10 minute walk to both Cardiff City Centre and Cardiff Bay, the property would be a great option for a professional couple or perhaps a young family who are looking to be living in the heart of Cardiff and within walking distance to the best that our fine City has on offer. The property comprises open-plan living room / kitchen with space for dining and two sofas. The master bedroom is a wonderful space with double bed, good clothes storage and even space for an additional sofa! The second bedroom is a fair-size smaller and whilst it would accommodate a double bed, it may be better used as a single bedroom or perhaps a study. A shower room completes the internal condition of the flat and street parking is available outside. A lovely flat in a great location that is very nicely presented.

FURNISHED. GAS CENTRAL HEATING. FLOOR PLAN AVAILABLE

AVAILABLE 15/06/2021

EPC RATING of D

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.

- Two bedrooms
- 5 minute walk to City
- Furnished

**513.00 sq ft**

