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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Cowbridge Road East*



Comments by Ms Gemma Simmonite

**Property Specialist**  
**Ms Gemma Simmonite**  
Lettings Negotiator

[gemma.simmonite@jeffreygross.co.uk](mailto:gemma.simmonite@jeffreygross.co.uk)



Comments by the Homeowner





# Cowbridge Road East

, Cardiff, CF5 1DB

PCM

£1,150 PCM



1 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our  
*Pontcanna Branch*

02920 499680

Jeffrey Ross are delighted to market this brand new converted top floor residential one bedroom apartment. The property is on the second floor in this residential block of apartments comprising of lift access and ideally located just off Cowbridge Road East and therefore minutes away from the local amenities with the additional bonus of Victoria Park being just down the road. The property really has the wow factor upon entering and briefly comprises of a generous entrance hallway, a newly fitted bathroom with large walk in shower, a large open plan living room / kitchen which has been newly fitted with tactile granite worktops and breakfast bar with built in appliances and a separate very large and spacious double bedroom. The property is offered unfurnished and further benefits from Electric Heating and an Allocated Parking Space. Floor plan available.

EPC Rating: TBC  
Council Tax Band: C

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.



**Office 20'8" x 18'8" (6.3m x 5.69m)**

Plain ceiling, light fitting, door entry phone, power points, telephone point, laminate flooring and double glazed windows.

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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

