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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Tair Erw Gain*

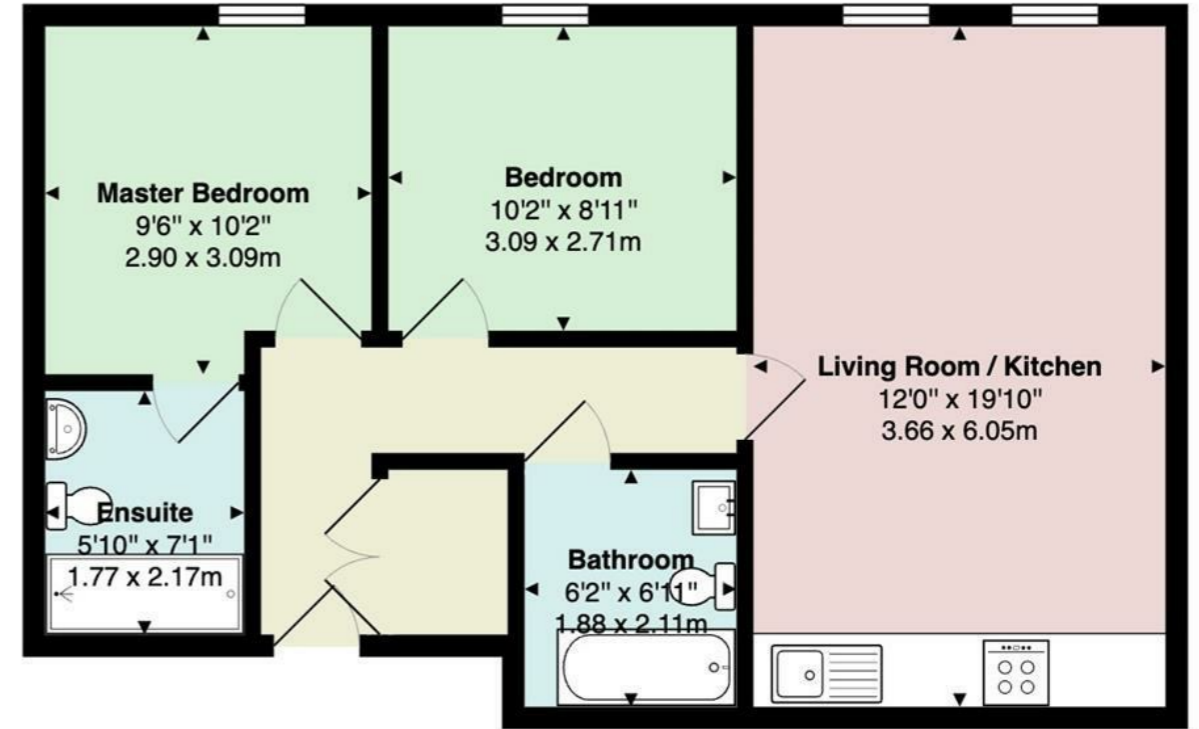


Comments by Ms Gemma Simmonite



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

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



26 Tair Erw Gain

Total Area: 619 ft<sup>2</sup> ... 57.5 m<sup>2</sup>

All measurements are approximate and for display purposes only

Comments by the Homeowner





# Tair Erw Gain

, Cardiff, CF11 9FT

PCM

£1,600 PCM



2 Bedroom(s)



2 Bathroom(s)



619.00 sq ft



Contact our

**Pontcanna Branch**

02920 499680

Jeffrey Ross are delighted to market this stylish apartment positioned in the exclusive Laundry Quarter of Canton and benefitting from everything that Canton and Pontcanna life has to offer, with superb transportation links to major roads, and walking distance to Cardiff City Centre. This first floor spacious and immaculate two double bedroom apartment, comprises of a light filled lounge/diner and kitchen with integral dishwasher, fridge/freezer and washing machine. Family bathroom with shower over the bath, master bedroom with ensuite and walk in shower. There is a communal roof garden for socialising which has panoramic views across the city. One allocated parking space.

Council Tax Band C  
EPC Rating B

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.





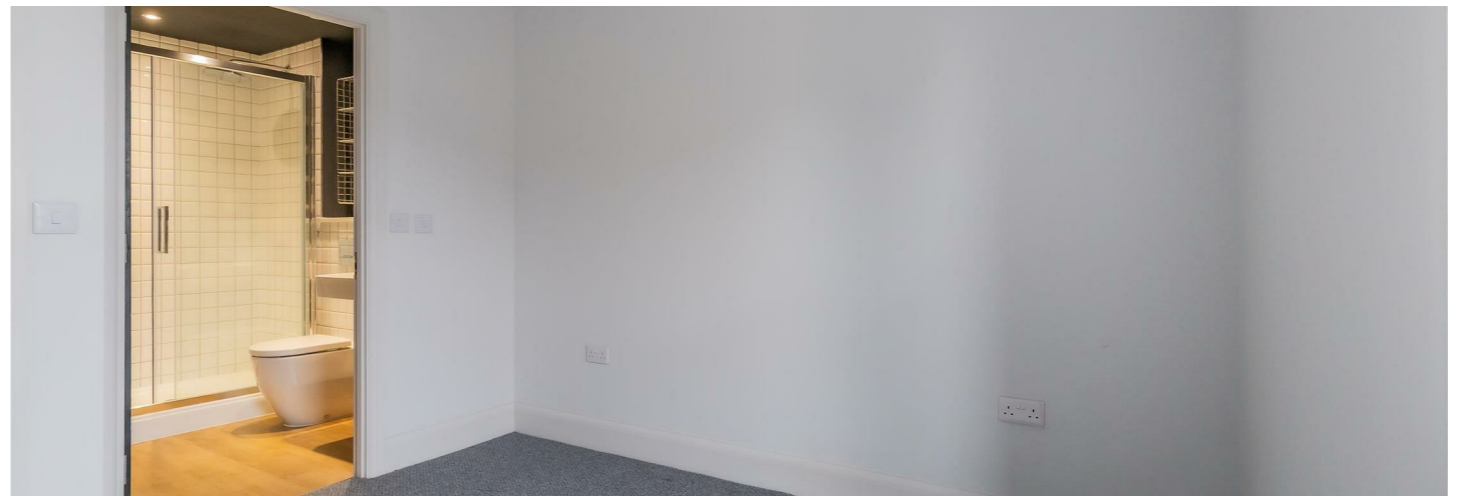
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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