Pen-y-Lan Road

PENYLAN

www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL

Comments by Mr Rhys Carter

Property Specialist

Mr Rhys Carter

Senior valuer

rhys.carter@jeffreyross.co.uk

Comments by the Homeowner

67 Pen-Y-Lan Rd, Penylan, CRF

Total Interior Area 481.13 sq ft

0 3 6 ft

N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Pen-Y-Lan Road

Penylan, Cardiff, CF23 5HZ

PCM

£850 PCM

1 Bedroom(s) 1 Bathroom(s) 481.00 sq ft

Contact our

Penylan Branch

02920 499680

JeffreyRoss are pleased to bring to the market this impressive first floor apartment on the popular Penylan road in Penylan. This apartment briefly comprises bay front living room and large double bedroom, separate fitted kitchen and bathroom with shower over bath and storage cupboard. The apartment is perfectly positioned to enjoy Roath recreation ground and the local amenities of Wellfield road. Property is available unfurnished.

EPC Rating C
Council Tax D

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.

Entrance Hallway

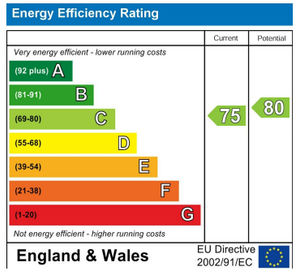
Living Room 16'5 x 10' (5.00m x 3.05m)

Bedroom 17'7 x 9'9 (5.36m x 2.97m)

Bathroom 8' x 5'7 (2.44m x 1.70m)

Kitchen 12'9 x 7'3 (3.89m x 2.21m)

Council Tax
Band D


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
75
80
England & Wales
EU Directive 2002/91/EC