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CARDIFF

VALE

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BRISTOL



*Robert Street*

CATHAYS





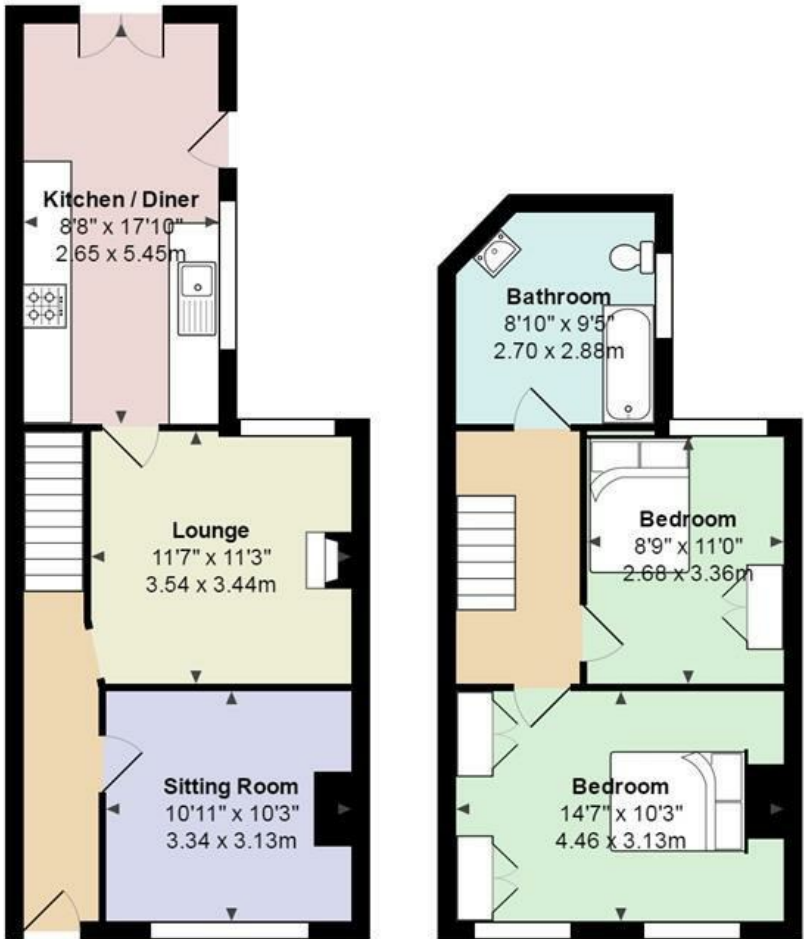
Comments by Ms Maria Pagonessa



**Property Specialist**  
**Ms Maria Pagonessa**  
Lettings

maria@jeffreygross.co.uk

## Robert Street, Cathays



Total Area: 874 ft² ... 81.2 m²

All measurements are approximate and for display purposes only

Comments by the Homeowner





# Robert Street

*Cathays, Cardiff, CF24 4PD*

PCM

£1,250 PCM



2 Bedroom(s)



1 Bathroom(s)



874.00 sq ft



Contact our  
*Penylan Branch*

02920 499680

A charming Cathays mid-terrace on the convenient Robert Street – located just between Fair oak Road and Crwys Road. This furnished accommodation has been smartly renovated and stylishly finished with modern kitchen and bathroom, laminate flooring and rear, decked garden. Downstairs offers two reception rooms, the second of which with feature fireplace leading into the handsome kitchen / diner space. The front reception has previously been used as a second sitting room or even a guest bedroom. Upstairs are two double bedrooms, both with enough space to cater a double bed, wardrobe, chest of drawers and a small desk. Family bathroom suite with shower over the bath. A lovely house! Ideal for a couple of two sharers.

EPC RATING D  
Council Tax Band 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.



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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                                   | 58      | 65                                                                                                          |
| (39-54) E                                   |         |                                                                                                             |
| (21-38) F                                   |         |                                                                                                             |
| (1-20) G                                    |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England & Wales                             |         | EU Directive 2002/91/EC  |

