

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



GELLIGAER STREET  
CATHAYS

# GELLIGAER STREET

CATHAYS, CF24 4LB - £1,350 PCM

3 bedroom(s) 1 bathroom(s) 1042.00 sq ft

We are absolutely delighted to have won the instruction on this one - a charming and comprehensively refurbished three bedroom mid terrace located on a quiet, residential street in Cathays - just off Whitchurch Road. Located on Gelligaer Street, the accommodation briefly comprises bay fronted lounge, generous size dining room, newly fitted kitchen and family bathroom on the ground floor. To the first floor are three good size double bedrooms. The property further benefits one of the larger gardens on the street, gas central heating and double glazing. The property is available unfurnished. Unfortunately, due to licensing restrictions, the property is not suitable for 3 or more sharers.

EPC RATING of D  
COUNCIL TAX BAND of E

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



1st Floor  
Approx. Floor Area 483 Sq Ft (44.8 Sq M)

PROPERTY SPECIALIST  
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Senior valuer

