

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



HUNTSMEAD CLOSE  
THORNHILL

# HUNTSMEAD CLOSE

THORNHILL, CF14 9HY - £1,400 PCM

 3 bedroom(s)  2 bathroom(s)  775.00 sq ft

JeffreyRoss are proud to bring to the market this immaculate 3 bedroom semi detached family home in the heart of Thornhill. Located in a quiet cul-de-sac just off Excalibur Drive, the property offers a great opportunity on the the rental market and briefly comprises; entrance hallway, downstairs WC, good size living room and newly fitted modern kitchen and dining area with doors onto the garden. To the first floor are three good size bedrooms with the master benefiting an ensuite and family bathroom. To the front is driveway parking for two vehicles. Please note to meet affordability for this property, you will need to earn in excess of £50,400. EPC Rating: D, Council Tax Band: E. The property is offered on an unfurnished basis. Managed By Jeffrey Ross.

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                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          | <b>63</b> | <b>86</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 |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

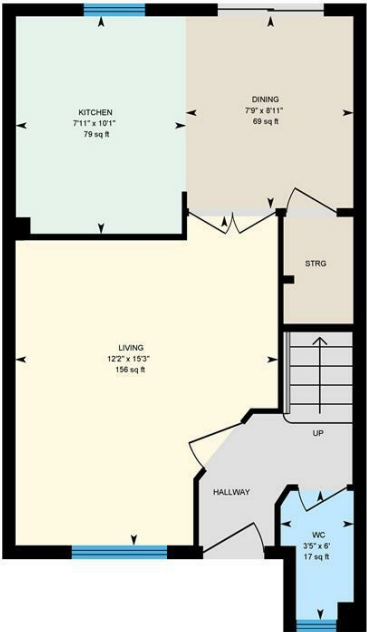
PROPERTY SPECIALIST

Mr Nicky Pearcey  
nicky@jeffreycross.co.uk

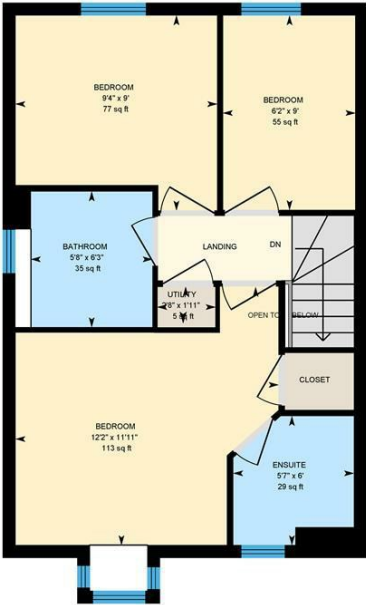
Lettings Negotiator

## Huntsmead Cl, Llanishen, CRF

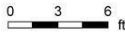
Main Building: Total Interior Area 775.15 sq ft



Ground Floor



1st Floor



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.