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CARDIFF

VALE

CAERPHILLY

BRISTOL

PONTPRENNAU



Comments by Mr Rhys Carter

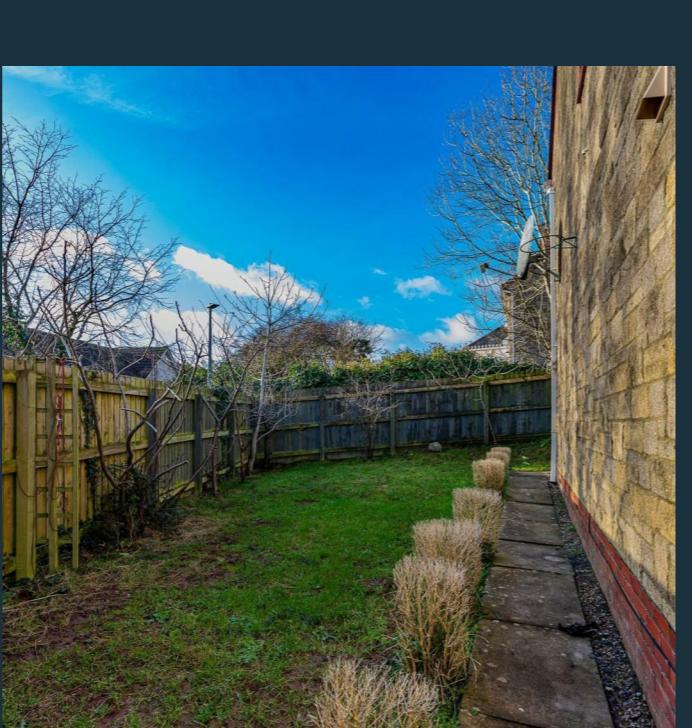


### Property Specialist

Mr Rhys Carter

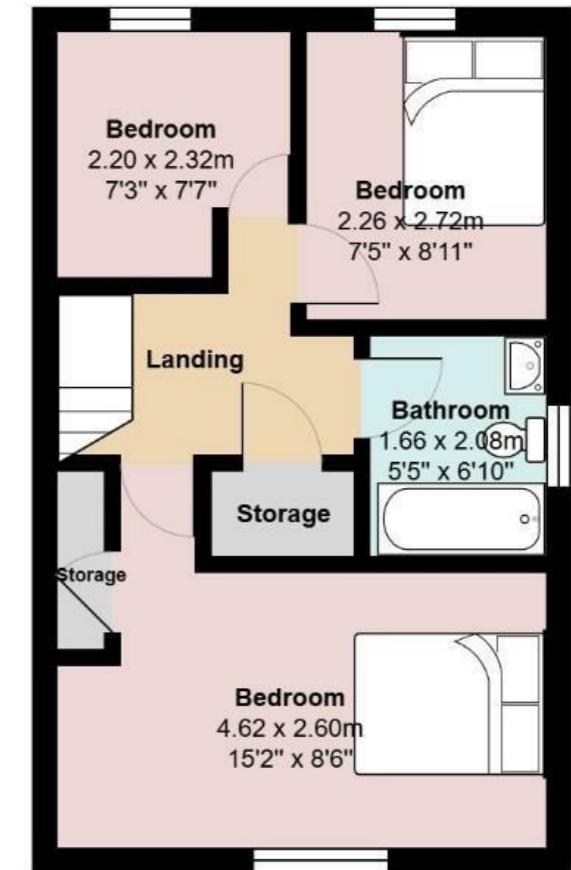
Senior valuer

[rhys.carter@jeffreyross.co.uk](mailto:rhys.carter@jeffreyross.co.uk)



Comments by the Homeowner

## Sindercombe Close



Total Area: 71.3 m<sup>2</sup> ... 768 ft<sup>2</sup>

All measurements are approximate and for display purposes only



C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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# Sindercombe Close

Pontprennau, Cardiff, CF23 8LP

PCM

£1,350 PCM



3 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our  
**Llanishen Branch**

02920 499680

Jeffrey Ross are pleased to present this immaculate three bedroom house available to rent in the extremely popular area of Pontprennau. With a driveway for two cars, this property is available unfurnished but is equipped with brand new white goods. The property has been re-decorated throughout to a high standard, as well. The property consists of large living room with separate dining room followed then by a separate kitchen. The kitchen will be equipped with brand new white goods (Fridge freezer, washing machine & a new integrated dishwasher). Outside the patio doors is a large (wrap-around), south-facing garden. Upstairs, is the three bedrooms. One large master bedroom with built in storage, a second smaller double bedroom and a third bedroom which would make a great home office / children's room. Lastly, the main bathroom which is modern and comes with a bathtub and shower overhead. DRIVEWAY FOR TWO CARS\*\*

EPC - 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.



CARDIFF

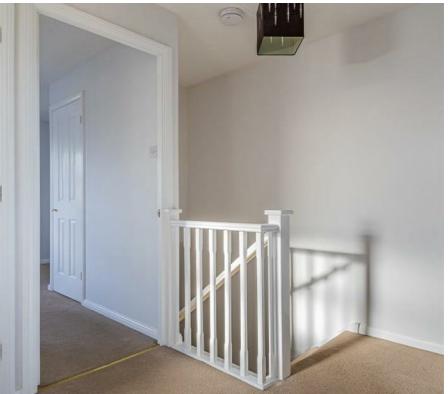
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	