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CARDIFF

VALE

CAERPHILLY

BRISTOL

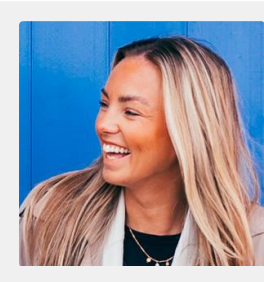


*Kirkby Court*

CRAIGLEE DRIVE



Comments by Miss Lauren King



**Property Specialist**  
**Miss Lauren King**  
Lettings Negotiator

[lauren.king@jeffreycross.co.uk](mailto:lauren.king@jeffreycross.co.uk)

Comments by the Homeowner







# Kirkby Court

*Craiglee Drive, Cardiff, CF10 4BS*

£1,150

 2 Bedroom(s)  1 Bathroom(s)  516.67 sq ft



Contact our

***Penarth Branch***

02920415161

Within a short walk to both the Cardiff City Centre and Mermaid Quay, Cardiff Bay. Internally the property comprises of an entrance hallway, lounge/diner, separate kitchen, two bedrooms (one double/one single) and a family bathroom. Externally there is a garden to the front of the property and on street parking is readily available.

Council Tax Band D  
EPC Rating C

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.





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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                                   |                                                                                                             |           |
| (1-20) G                                    |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |

