

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



RICHARDS TERRACE
ADAMSDOWN

RICHARDS TERRACE

ADAMSDOWN, CF24 1RX - £950 PCM

1 bedroom(s) 1 bathroom(s) 616.00 sq ft

Quirky, cool and one we're delighted to offer! Offering bags of space and a superb quality of finish, throughout, is this brilliant COACH HOUSE with access to SHARED GARDEN. Located on Richards Terrace, just off Newport Road, the property is within walking distance of the City Centre and is smartly furnished throughout. The living space is an excellent space with large 3-seater sofa, space for dining and open-plan to kitchen which offers excellent worktop and storage, appliances and a wine fridge! A smart bathroom suite is also located on the ground-floor and provides 1200mm shower, toilet and sink basin. Upstairs is a fantastic bedroom area with two fitted wardrobes, double bed with mattress and a study area. A brilliant property that is perfect for a couple.

PLEASE NOTE THE LANDLORD PLANS TO INCLUDE ALL UTILITIES (ELECTRICITY / WATER / COUNCIL TAX AND WIFI) FOR AN ADDITIONAL £300 PER MONTH MAKING THE TOTAL RENT £1250 PER CALENDAR MONTH.

FURNISHED. STREET PARKING. ELECTRIC HEATING. FLOOR PLAN AVAILABLE.

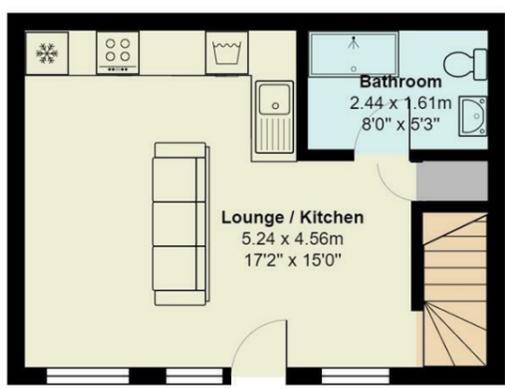
EPC RATING of D
COUNCIL TAX BAND (included within rent)

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) A			
(81-91) B			
(69-80) C			
(55-68) D		58	58
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Richards Terrace, Adamsdown



Total Area: 57.3 m² ... 616 ft²
All measurements are approximate and for display purposes only

PROPERTY SPECIALIST

Mr Rhys Carter
rhys.carter@jeffreyross.co.uk



Senior valuer