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CARDIFF

VALE

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BRISTOL



*Diana Street*





Comments by Mr Gwyn Davies



**Property Specialist**  
**Mr Gwyn Davies**  
Lettings Manager

[gwyn@jeffreygross.co.uk](mailto:gwyn@jeffreygross.co.uk)




Comments by the Homeowner







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Diana Street

, Cardiff, CF24 4TS

PCM

£2,200 PCM



4 Bedroom(s)



2 Bathroom(s)



sq ft



Contact our  
*Students Branch*

02920 499680

Jeffrey Ross are please to market this spacious four bedroom student property on the ever popular Diana Street in Roath. Ideally located minutes away from the amenities of both Albany Road and Crwys Road and further 5 minutes from the City Centre. The property briefly comprises of entrance hallway, ground floor bedroom with bay fronted windows, separate living room, large kitchen with appliances included, ground floor bathroom with bath and shower overhead, low maintenance patio garden. The first floor further comprises of three double bedrooms with the largest at the front of the property, and a very handy WC. The property is offered fully furnished and further benefits from Gas Central Heating.

ALL BILLS INCLUSIVE PACKAGE AVAILABLE.

EPC Rating: D

A holding fee of £50 per person 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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