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CARDIFF

VALE

CAERPHELLY

BRISTOL



*Pen-y-Lan Road*



Comments by Mr Rhys Carter

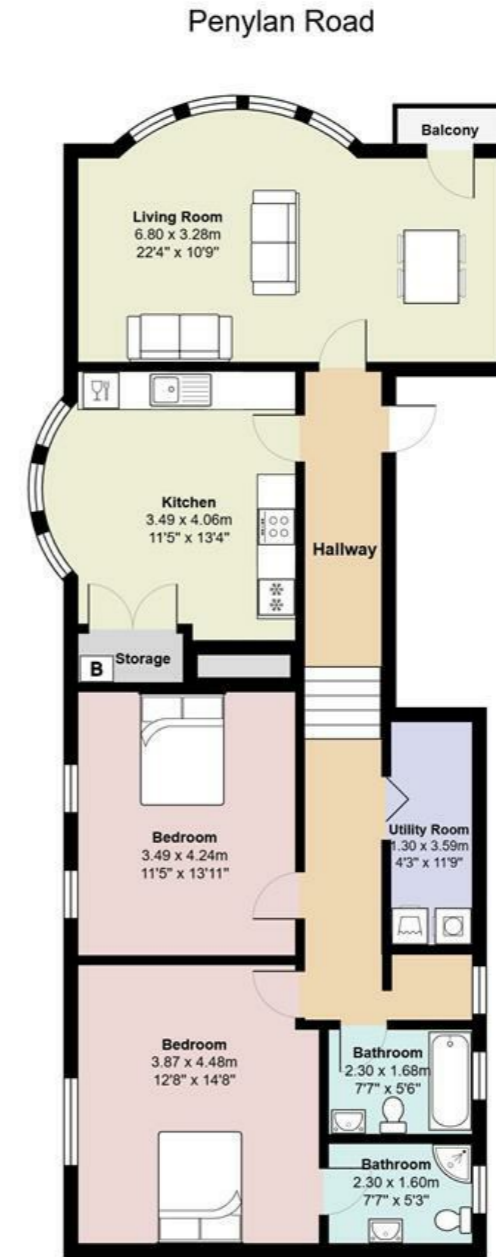


**Property Specialist**  
**Mr Rhys Carter**  
Senior valuer

rhys.carter@jeffreygross.co.uk



Comments by the Homeowner



Total Area: 105.3 m<sup>2</sup> ... 1134 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



# Pen-Y-Lan Road

, Cardiff, CF23 5HX

PCM

**£1,400 PCM**



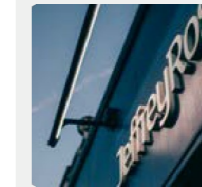
2 Bedroom(s)



1 Bathroom(s)



1087.20 sq ft



Contact our  
**Penylan Branch**

02920 499680

HIGH SPEED INTERNET INCLUDED!! Jeffrey Ross are pleased to present this stunning, two bedroom apartment to the market. Extremely well located on the doorstep of Roath Park and close to local coffee shops and restaurants on Wellfield Road and Albany Road. With excellent transport links in to Cardiff City Centre, this property boasts a whole host of benefits which include, utility room, balcony, two bathrooms, large double bedrooms, views over to Roath Park.

In more detail, the property (located on the first floor) consists of, large and airy living room with balcony access, a good sized kitchen equipped with fridge freezer and dishwasher. Down the long hallway, on the left, is the utility room with both washing machine and tumble dryer, two large double bedrooms, one of which with an ensuite. The master bathroom is equipped with bathtub.

A truly wonderful property in a beautiful location, book a viewing now, on 02920499680 to avoid disappointment!

EPC - C

Council Tax - E

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) <b>A</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 

