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CARDIFF VALE CAERPHILLY BRISTOL



*North Road*  
GABALFA



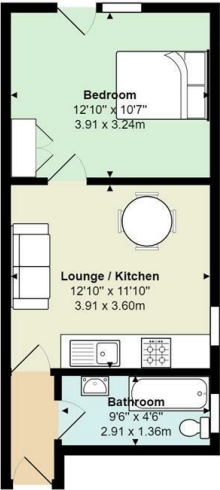
Comments by Mr Nicky Pearcey

**Property Specialist**  
**Mr Nicky Pearcey**  
Lettings Negotiator

nicky@jeffreygross.co.uk



North Road, Gabalfa



Total Area: 363 ft² ... 33.8 m²  
All measurements are approximate and for display purposes only

Comments by the Homeowner





| 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>                            | <b>78</b>                  | <b>78</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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



# North Road

Gabalfa, Cardiff, CF14 3BL

PCM  
£850 PCM

1 Bedroom(s)

1 Bathroom(s)

sq ft

Contact our  
*Students Branch*  
02920 499680

At the top of North Road, at the Gabalfa interchange and just a 10 minute walk from UHW, this property is in such a good position for any of you that are either studying at UHW or Llandaff campus as perfectly located for both! This ground-floor apartment is a great size and is neatly presented with open plan lounge / modern-fitted kitchen (with gas hob and great worktop space) and spacious rear, double bedroom. The property further benefits a bathroom suite with bathtub and shower and access to parking, to the rear. To top it off, the property is furnished with top-quality furnishings. A brilliant flat.

GAS CENTRAL HEATING. FURNISHED. FULL RENT PAYABLE FROM START OF CONTRACT.

EPC RATING of C

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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