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CARDIFF

VALE

CAERPHILLY

BRISTOL





Comments by Mr Rhys Carter

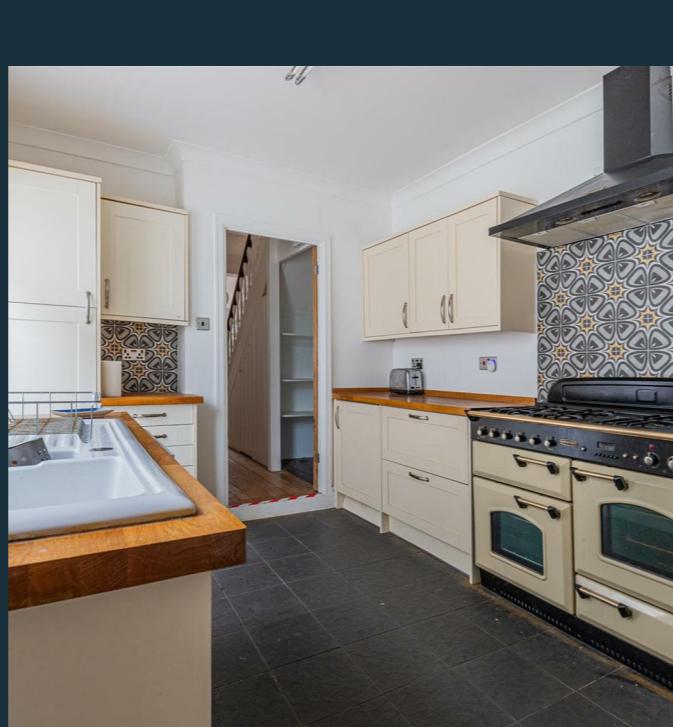


### Property Specialist

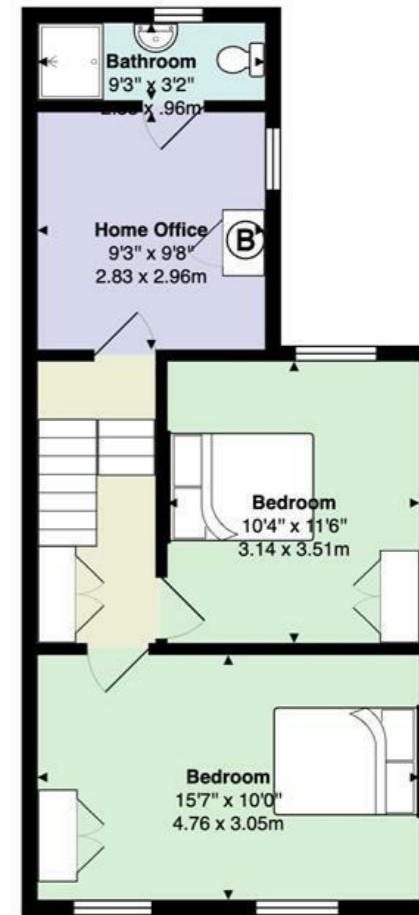
Mr Rhys Carter

Senior valuer

[rhys.carter@jeffreyross.co.uk](mailto:rhys.carter@jeffreyross.co.uk)



Comments by the Homeowner



Arran Street

Total Area: 1078 ft<sup>2</sup> ... 100.2 m<sup>2</sup>

All measurements are approximate and for display purposes only



# Arran Street

, Cardiff, CF24 3HR

PCM

£1,300 PCM



3 Bedroom(s)



2 Bathroom(s)



1078.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

Jeffrey Ross are delighted to market this three bedroom house on Arran Street. Ideally located just minutes walk from the amenities of both City and Albany Road and a further 10 minutes to the City Centre. The property briefly comprises of entrance hallway, living room, dining room, separate kitchen with built in appliances, separate utility room and ground floor bathroom with bath and shower overhead. The first floor further comprises of large master bedroom, second double bedroom and a third room to the rear which is ideal for a home office with a bathroom with a walk in shower attached. The property further benefits from a low maintenance rear garden and is offered furnished as seen.

PLEASE NOTE: This property is not suitable for 3 x sharers due to no HMO license.

EPC Rating:

Council Tax Band: 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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