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CARDIFF

VALE

CAERPHILLY

BRISTOL





Comments by Mr Rhys Carter



Property Specialist

Mr Rhys Carter

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Comments by the Homeowner

30 Greyfriars Rd, City Center, CRF

7th Floor Interior Area 1431.18 sq ft





Greyfriars Road

, Cardiff, CF10 3AL

PCM

£2,400 PCM



2 Bedroom(s)



2 Bathroom(s)



1259.00 sq ft



Contact our
Pontcanna Branch
02920 499680

This luxury penthouse apartment benefits from secure under croft parking with concierge service.

The immaculate accommodation comprises hallway with large storage cupboards, cloakroom WC; spacious open plan living area, with a large balcony to the front and recently refurbished fitted kitchen to the rear with contemporary style units with granite work surfaces and is well equipped with integrated appliances including built in stainless steel oven, hob and cooker hood, dishwasher, fridge/freezer and microwave.

There are two large double bedrooms both with en-suites, as well as a dressing room which could be utilised as a study or guest bedroom. Two balconies with far reaching views and ample space for a table and chairs. Residents are able to use the facilities of Park Plaza gym and pool at a preferential membership rate.

EPC Rating: D
Council tax: Band H

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.



Entrance lobby

From Greyfriars Road, there is a communal lobby with a friendly and approachable concierge service. A lift serves all levels with access to the basement level for parking.

Entrance hall

Cloakroom/W.C 5'0 x 5'5 (1.52m x 1.65m)

Living room 16'10 x 20'4 (5.13m x 6.20m)

Dining area 10'6 x 12'2 (3.20m x 3.71m)

Kitchen area 12'11 x 10'5 (3.94m x 3.18m)

Bedroom 1 13'10 x 18'8 (4.22m x 5.69m)

En-suite 9'1 x 6'2 (2.77m x 1.88m)

Bedroom 2 15' x 17'5 (4.57m x 5.31m)

En-suite 11'0 x 9'8 (3.35m x 2.95m)

Dressing room/Study/Bedroom 3 11'1 x 6'4 (3.38m x 1.93m)

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

