www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL



Rhodfa Ieuan, The Parish

CAPEL LLANILLTERN



New Build 3 bedroom semi detached house

Comments by Ms Gemma Simmonite



Property Specialist

Ms Gemma Simmonite

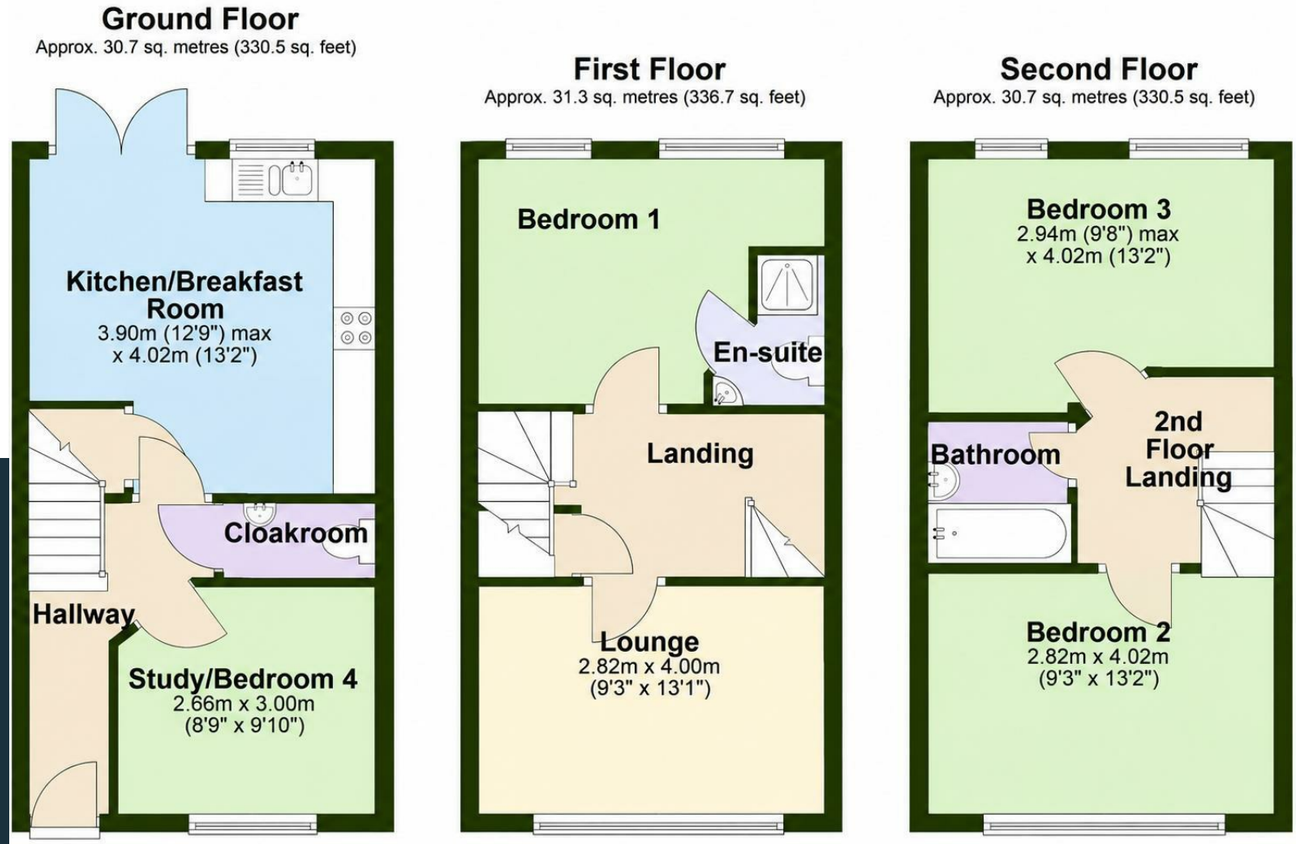
Lettings Negotiator

gemma.simmonite@jeffreyross.co.uk

Offering excellent road links to the City Centre and M4 motorway network

Comments by the Homeowner





Total area: approx. 92.7 sq. metres (997.7 sq. feet)





Rhodfa Ieuan, The

Capel Llanilltern, Cardiff, CF5 6GG

Per Month

£1,495 Per Month

3 Bedroom(s) | 2 Bathroom(s) | 997.70 sq ft

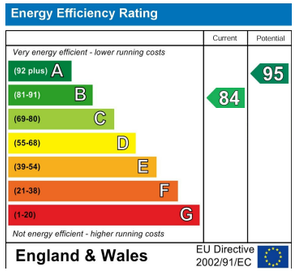


Contact our
Pontcanna Branch
02920 499680

NEW BUILD SEMI DETACHED THREE DOUBLE BEDROOM HOUSE LOCATED ON THE PARISH DEVELOPMENT @ LLANILLTERN VILLAGE. Offering excellent road links to the City Centre and M4 motorway network this brand new property comprises to the ground floor:- Entrance hall, dining room/play room, wc and open plan kitchen/breakfast room with French doors leading to a large garden. To the first floor: A bright first floor living room with Juliet balcony and main bedroom with ensuite shower room. To the second floor: Two further double bedrooms, family bathroom and storage cupboard. Parking is to the side of the property which offers a car port to park at least three cars. Available for immediate occupation for an initial six month tenancy.

Council Tax of E
EPC of B

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.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
84
95
England & Wales
EU Directive 2002/91/EC