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CARDIFF VALE CAERPHILLY BRISTOL

Comments by Mr Rhys Carter

**Property Specialist**

Mr Rhys Carter

Senior valuer

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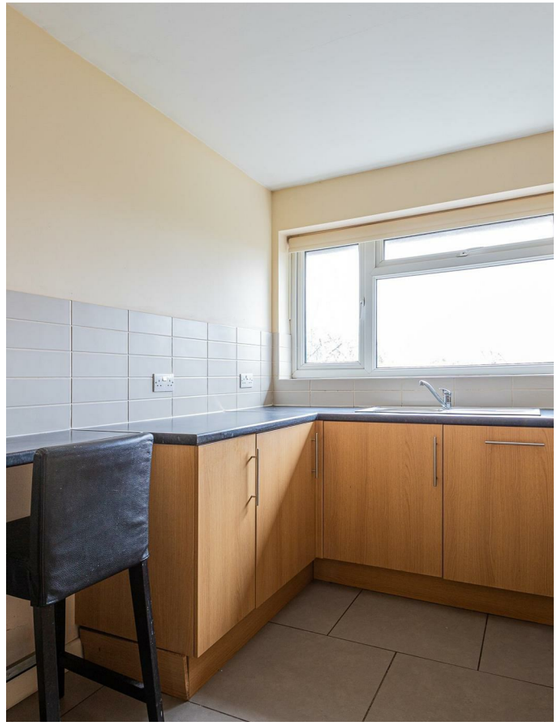
*Stunning property in an even better location!*

Comments by the Homeowner



# Brandreth Road

*Penylan, Cardiff, CF23 5LU*

PCM

## £1,250 PCM

2 Bedroom(s) 1 Bathroom(s) 818.06 sq ft

Contact our

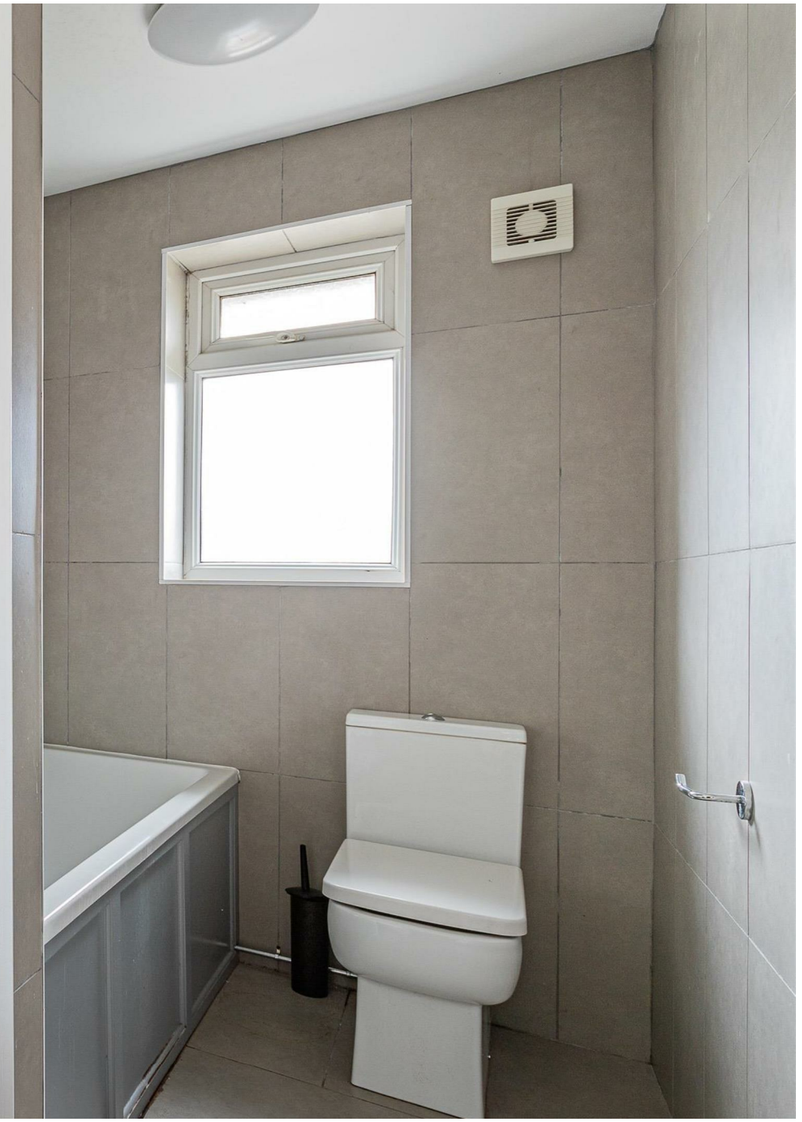
*Penylan Branch*

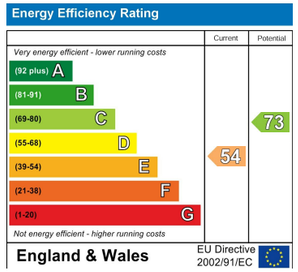
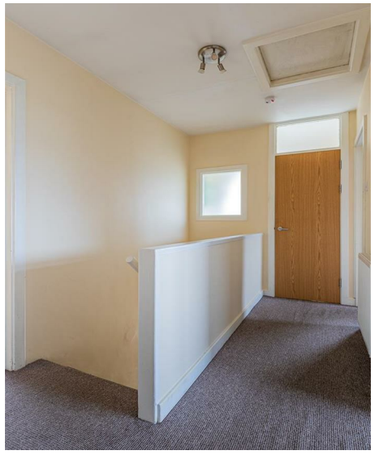
02920 499680

Hidden away in a quiet corner of Penylan on the pretty Brandreth Road (just at the top of Ty Gwyn Road so therefore well-positioned for the University Hospital, main university campuses as well as access in and out of the City via the A48) is a spacious, two bedroom apartment that comes with its own garage. Located on the first-floor, the property offers exceptional amounts of space with two large double bedrooms, bay-fronted lounge with space for dining table, smartly fitted kitchen with gas hob, good storage and recessed utility space and family bathroom. A single garage is also available as part of the rental - which is extremely rare for the area. Available furnished, this property would be a great option for a professional couple or indeed friends who want to be close to the action in Roath, yet a little further out for some peace and quiet.

EPC RATING of E
COUNCIL TAX BAND of D

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.




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
54
73
England & Wales
EU Directive 2002/91/EC