



[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL

*Splott Road*

SPLOTT



Comments by Mr Rhys Carter



**Property Specialist**

**Mr Rhys Carter**

Senior valuer

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



Comments by the Homeowner

## Splott Road



Total Area: 38.6 m<sup>2</sup> ... 416 ft<sup>2</sup>

All measurements are approximate and for display purposes only



# Splott Road

*Splott, Cardiff, CF24 2BU*

Per Month

**£775 Per Month**



1 Bedroom(s)



1 Bathroom(s)



0.00 sq ft



Contact our  
***Penylan Branch***

02920 499680

Jeffrey Ross are pleased to present this nicely refurbished one bedroom ground floor apartment. The property consists of a decent sized kitchen with white goods, living room and access to the private courtyard. The bedroom is a double sized room and the bathroom is modern, equipped with a nice walk in shower. This property is available either furnished or unfurnished.

EPC - TBC  
Council Tax - 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.





CARDIFF

VALE

CAERPHILLY

BRISTOL

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)



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>		
(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		

England & Wales

EU Directive  
2002/91/EC

