



JeffreyRoss

Cefn Coed Avenue, Cyncoed, Cardiff, CF23 6HE

£800 PCM





In Brief

Just a 5 minute stroll from Roath Park Lake and located in the heart of Cyncoed is this extremely large, GROUND-FLOOR flat, located just on Cefn Coed Avenue. Available part furnished. Separate lounge and kitchen and family bathroom (with bath tub and shower over.) A handsome parquet flooring is laid throughout the property adding a sense of character. Both bedrooms are extremely good sized double bedrooms, the bigger of which comes equipped with fitted wardrobe. Fitted kitchen with lots of worktop and cupboard space and gas hob which overlooks the rear of the property. An excellent option for either a small family, a couple or even a single person who just loves a lot of space! A GARAGE is also available.

Part-furnished. Gas Central Heating. Excellent storage. Floor-plan available.

EPC RATING of D.
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.

Key Features

- Ground floor flat
- 2 double bedrooms
- Part-furnished
- Garage

£800 PCM

£800 DEP



2

Bedrooms



1

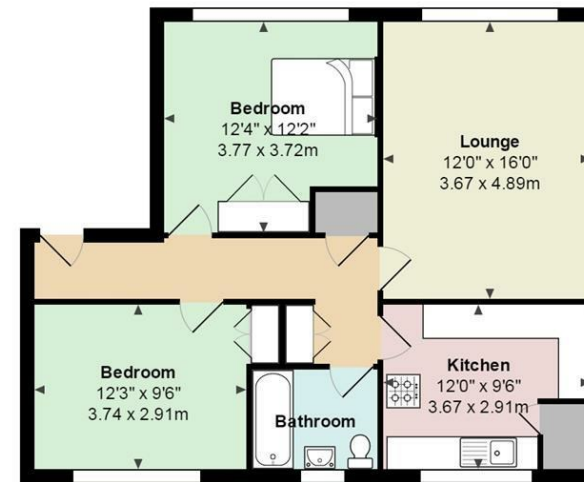
Bathrooms

PART
FURNISHED

An extremely spacious ground-floor flat which is literally a stones throw from Roath Park Lake - perfect for the forthcoming summer...

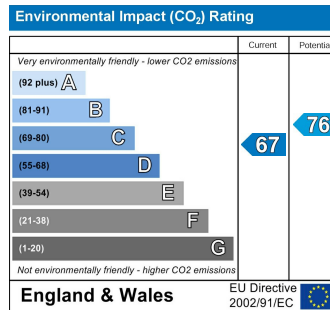
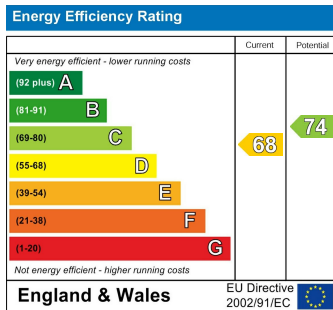


Cefn Coed Avenue, Cyncoed



Total Area: 735 ft² ... 68.3 m²

All measurements are approximate and for display purposes only



Pontcanna
223-225 Cathedral Road
Pontcanna, Cardiff
CF11 9PP
T: 02920 499680 (Option 1)

Roath
38 Wellfield Road
Roath, Cardiff
CF24 3PB
T: 02920 499680 (Option 2)

Llanishen
54 Station Road
Llanishen, Cardiff
CF14 5LU
T: 02920 499680 (Option 3)

Cathays
89 Woodville Road
Cathays, Cardiff
CF24 4DX
T: 02920 499680 (Option 4)

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Legal bit...

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