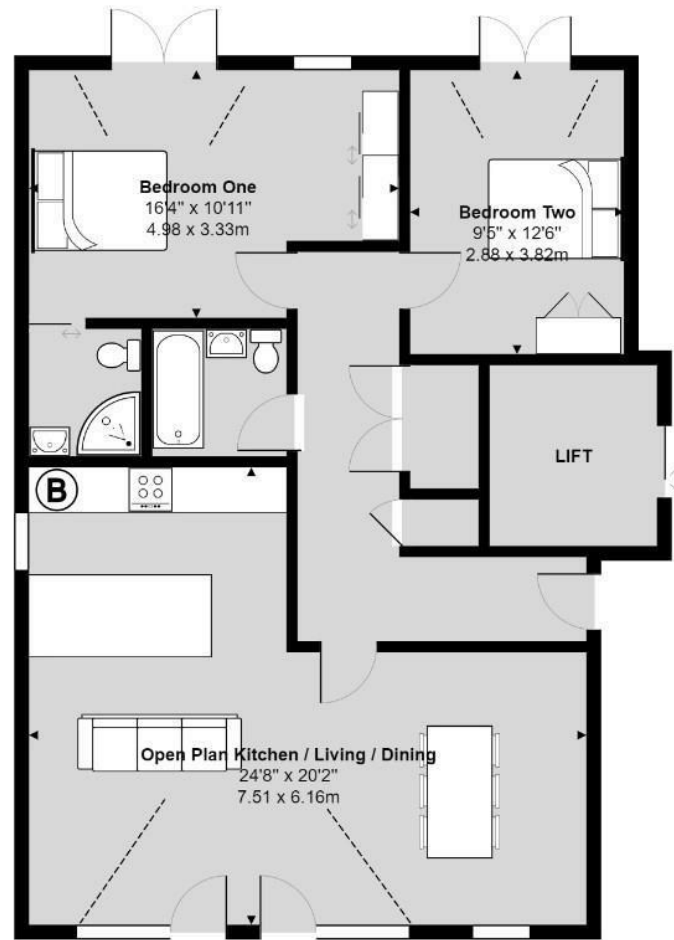




Church Road

2 Bedrooms - Cardiff - CF14 0SJ - £1,200



8 Lozelles, Church Road, Lisvane

Total Area: 900 ft² ... 83.6 m²

All measurements are approximate and for display purposes only



Virtual Reality & 3D Scaled models of all of our properties for sale. You can even walk around them on our website



Pontcanna
223-225 Cathedral Road
Pontcanna, Cardiff
CF11 9PP

Roath
38 Wellfield Road
Roath, Cardiff
CF24 3PB

Llanishen
54 Station Road
Llanishen, Cardiff
CF14 5LU

Cathays
89 Woodville Road
Cathays, Cardiff
CF24 4DX

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(81 plus) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

JeffreyRoss

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Entrance Hallway

Enter onto large entrance hallway with doors leading to the open plan living kitchen and dining room, both double bedrooms, family bathroom and storage cupboards. Smooth plastered walls and ceiling with recessed spotlights and intercom system. Luxury vinyl tile flooring

Open Plan Living / Kitchen and Dining Room

7.36m x 6.16m widest points (24'1" x 20'2" widest points)

Impressive space for entertaining and dining that benefits full height double glazed windows and doors to the rear aspect with panoramic views of the City and Juliette balconies. Smooth plastered walls and ceiling with recessed spotlights, flooring continued from hallway. Recessed modern fitted kitchen and breakfast bar as well as plenty of room for a 6 seater dining table in the dining area. Sigma 3 fitted kitchen that benefits integrated electric oven and grill with electric hob and extractor over. Full height fridge freezer, dishwasher, washer dryer, stainless steel sink with mixer tap and drainer and wine fridge. Upvc double glazed window to the side aspect. Cupboard housing combi boiler. Luxury vinyl tile flooring

Bedroom One

Master bedroom to the front elevation that benefits Juliette balcony, and ensuite. Smooth plastered walls an ceiling with recessed spotlight. Door to:

Ensuite

Fully tiled bathroom suite to included shower cubicle, low level WC and wash hand basin, extractor fan and towel radiator.

Bedroom Two

Second double bedroom that benefits feature bay to the front aspect with doors to Juliette balcony. Smooth plastered walls and ceiling.

Bathroom

Fully tiled bathroom suite to included panelled bath with shower over, low level WC and wash hand basin, extractor fan and towel radiator.

Storage

Large storage cupboards accessed of the hallway.

Parking

1 x allocated space with additional visitors bay available on site as well as Parking available nearby.





NEW BUILD apartment that is yet to be lived in. This impressive first-floor apartment benefits open plan living, kitchen and dining room, two double bedrooms with the master benefiting an en-suite and main bedroom. Outside benefits one allocated space as well as visitors parking available. The apartment will be available **UNFURNISHED**.

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.

- *Allocated Parking*
- *Unfurnished*

883.00 sq ft

