



# St. Donats Road

2 Bedrooms - Cardiff - CF11 8AL - £825 PCM



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<b>Pontcanna</b> 223-225 Cathedral Road Pontcanna, Cardiff CF11 9PP	<b>Roath</b> 38 Wellfield Road Roath, Cardiff CF24 3PB	<b>Llanishen</b> 54 Station Road Llanishen, Cardiff CF14 5LU	<b>Cathays</b> 89 Woodville Road Cathays, Cardiff CF24 4DX	029 2049 9680 info@jeffreycross.co.uk www.jeffreycross.co.uk
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## Agency Disclaimer

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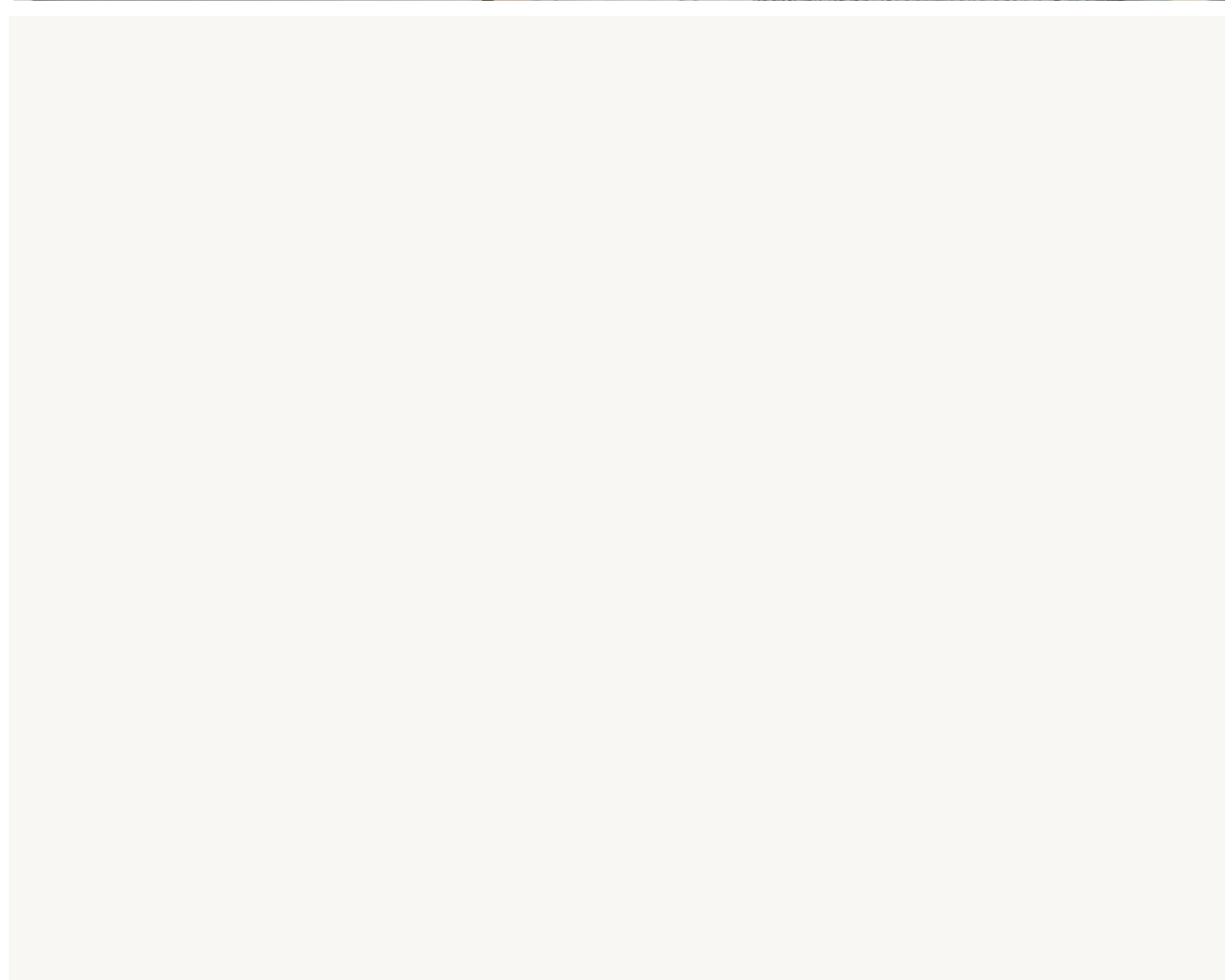
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80)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

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*An immaculate two bedroom house in a cul-de-sac position in this prime location. Close to all local amenities and link roads for an easy commute to most central locations. The property has been renovated to an exceptional standard and briefly comprises of a large bay-fronted lounge, a separate fully fitted modern kitchen with a extension offering a dining area with patio doors leading onto the large landscaped garden.*

*Available 01/12/2020*

*EPC rating - D*

*Council tax - A*

*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.*

**sq ft**

