



JeffreyRoss

Ffordd Nowell, Penylan, Cardiff, CF23 9FB

£850 PCM





In Brief

A rare and quite unique opportunity to rent this modern, two bedroom house in the ever-popular Ffordd Nowell development – off Colchester Avenue in Penylan. This modern-build is well presented throughout and boasts its very own PRIVATE GARAGE to the side of the property. Inside, the property offers good-sized lounge with space for living and dining, medium-sized rear garden, modern-fitted kitchen and small WC. Upstairs are two double bedrooms, family bathroom with bath and shower over. The property further benefits from Gas central heating, driveway parking and is provided UNFURNISHED (but with white goods to stay.)

Property Available from the 06/03/2021

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

- Private GARAGE
- Two double bedrooms
- Medium sized garden

£850 PCM

£850 DEP



2

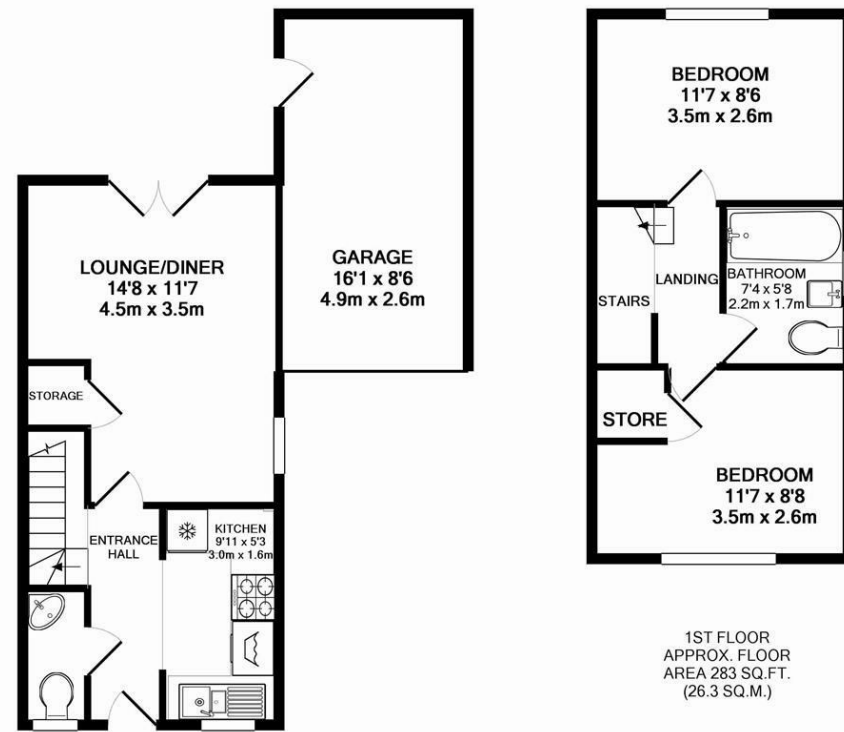
Bedrooms



1

Bathrooms

UNFURNISHED



GROUND FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 703 SQ.FT. (65.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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| 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 | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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

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Pontcanna, Cardiff
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Roath, Cardiff
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T: 02920 499680 (Option 2)

Llanishen
54 Station Road
Llanishen, Cardiff
CF14 5LU
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Cathays
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Cathays, Cardiff
CF24 4DX
T: 02920 499680 (Option 4)

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Legal bit...

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