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CARDIFF VALE CAERPHILLY BRISTOL



15 Clive Road



A newly renovated 2 bedroom house on the ever popular Clive Road in Canton.

Comments by Ms Gemma Simmonite



Property Specialist

Ms Gemma Simmonite

Lettings Negotiator

gemma.simmonite@jeffreyross.co.uk

A newly renovated 2 bedroom house on the ever popular Clive Road in Canton.

Comments by the Homeowner





Total Area: 65.1 m² ... 701 ft²

All measurements are approximate and for display purposes only









15 Clive Road

, Cardiff, CF5 1HF

PCM

£1,100 PCM

2 Bedroom(s) | 2 Bathroom(s) | 701.00 sq ft



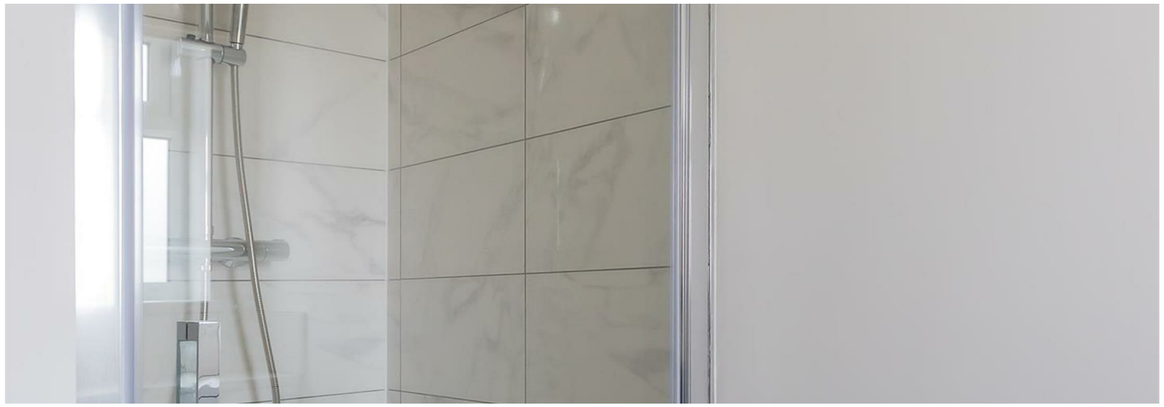
Contact our
Pontcanna Branch
02920 499680

Jeffrey Ross are delighted to bring to market this newly renovated 2 bedroom house on the ever popular Clive Road in Canton. The property is ideally located minutes from the amenities of Cowbridge Road East and of course beautiful Thompsons Park. The ground floor comprises of a bright living room, leading into a large separate kitchen thoughtfully laid out with room for dining and brand new integrated appliances including a dishwasher, the WC houses a washing machine and utility area. To the first floor you have two good sized double bedrooms both with built in wardrobes, the upstairs bathroom boasts a new walk in shower and WC. The property is offered unfurnished as photographed and further benefits from a small outside patio area and Gas Central Heating. Definitely one not to be missed!

EPC Rating of C
Council Tax Band of C

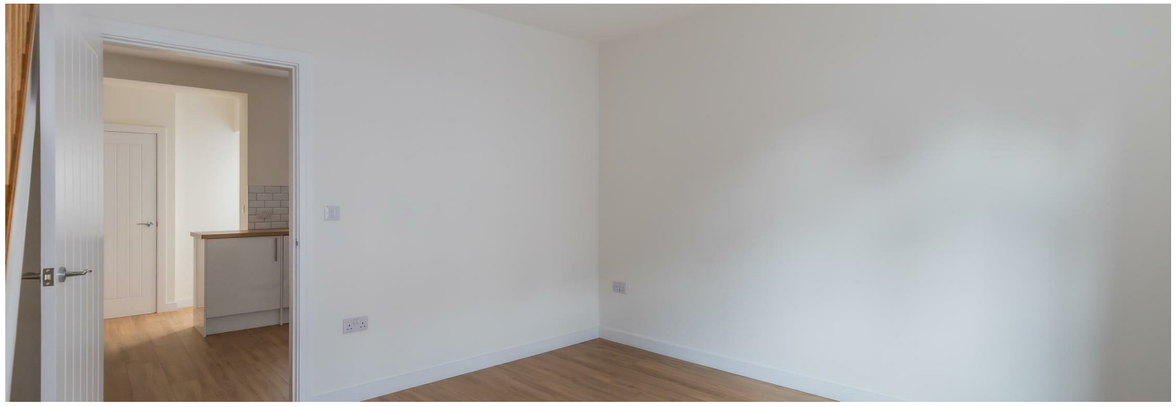
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



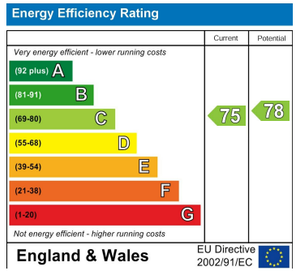











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
75
78
England & Wales
EU Directive 2002/91/EC



