

The Avenue

Llandaff, Cardiff, CF5 2LQ

LLANDAFF, CARDIFF

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MONTHLY RENT

£995

1 BEDROOM

541 SQ FT





THE PROPERTY

Jeffrey Ross are delighted to market this 2 bedroom apartment within walking distance of Llandaff village. This spacious apartment has a large lounge complete with feature fireplace, open plan kitchen with a full set off integrated appliances including dishwasher and gas-hob. The property offers a good sized double bedroom, and smaller single bedroom ideal for an office. There is a stylish and tasteful bathroom suite and good-sized entrance hallway. The property is offered unfurnished and further benefits from Gas Central Heating and access to small, attractive shared garden.

EPC Rating: C Council tax band: 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.

INSIDE







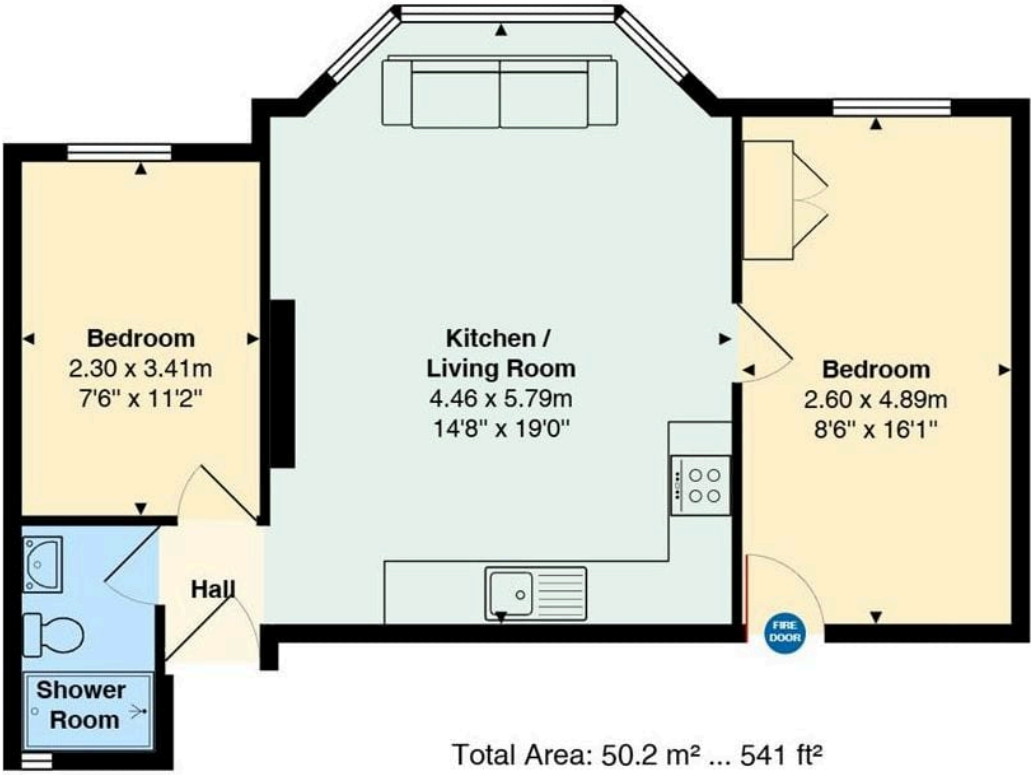




ACCOMMODATION

PROPERTY TYPE	FLAT
INTERNAL AREA	541 SQ FT
FURNISHED	UNFURNISHED
AVAILABLE FROM	24 NOVEMBER 2026
COUNCIL TAX	BAND D
EPC RATING	69 · POTENTIAL 75

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Total Area: 50.2 m² ... 541 ft²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.



Gemma Simmonite

LETTINGS VALUER / NEGOTIATOR

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9PP

jeffreyross.co.uk

SCAN TO SEE WHAT'S NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Council tax band is as advised by the landlord. A holding deposit, a security deposit and other permitted payments may apply; the current schedule is published at jeffreyross.co.uk/docs/lettings-fees.pdf. Client money protection: Client Money Protect, membership CMP001425. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk