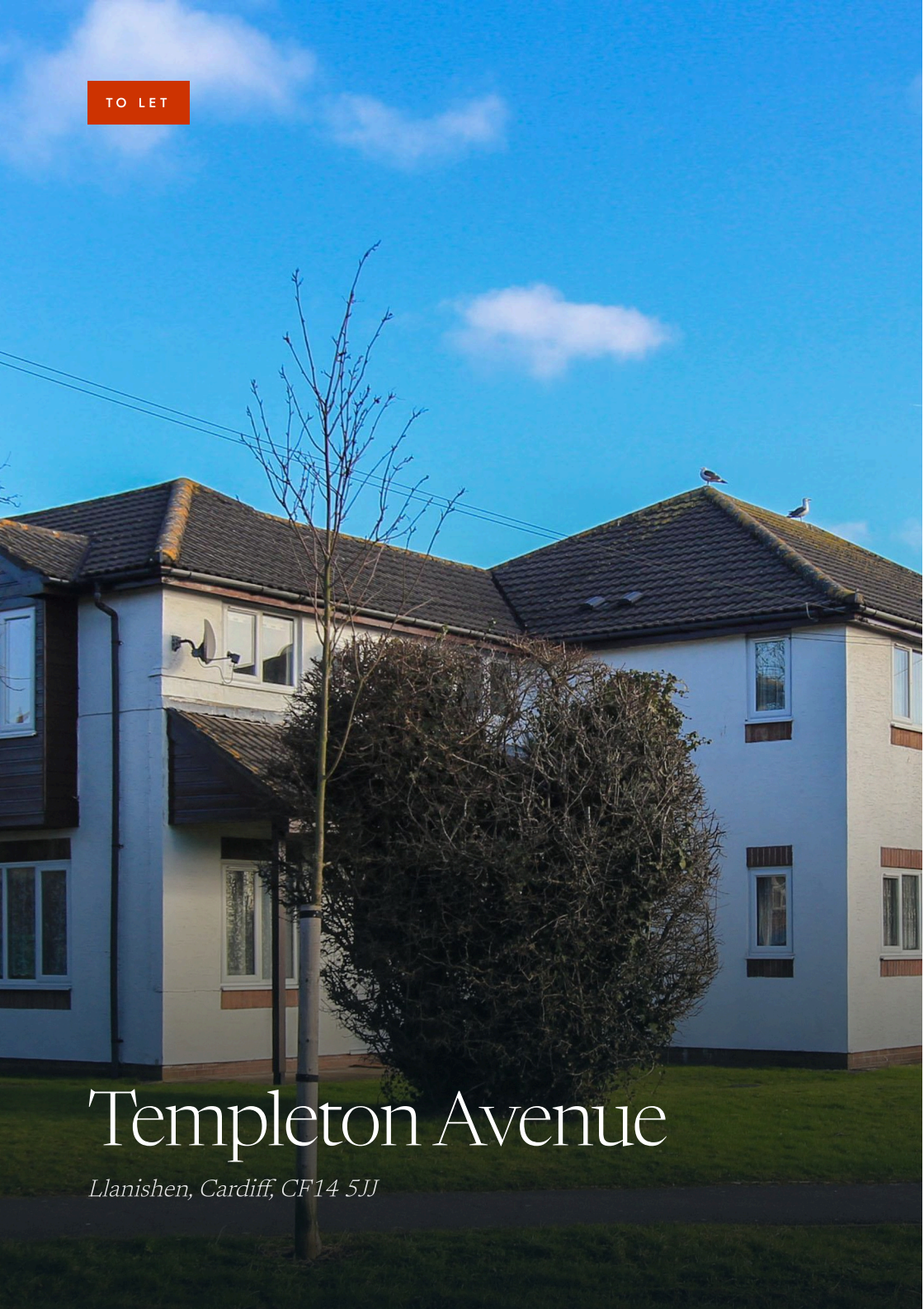


TO LET

Templeton Avenue

Llanishen, Cardiff, CF14 5JJ

LLANISHEN, CARDIFF

Templeton Avenue

Llanishen, Cardiff, CF14 5JJ

MONTHLY RENT

£1,000

1 BEDROOM

1 BATHROOM

1 RECEPTION

427 SQ FT

GROUND FLOOR

LARGE ONE BEDROOM FLAT

PRIVATE PARKING



THE PROPERTY

Newly renovated, ground-floor one bedroom flat in Llanishen that is new to the market! Available from 21st June 2025, this property won't be around for long! Available furnished or unfurnished, the property offers excellent space and off-road parking for one car.

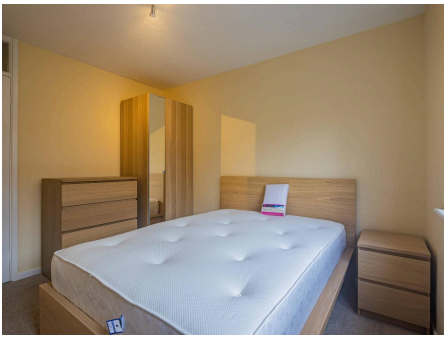
EPC RATING of C COUNCIL TAX BAND of C A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should 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.



INSIDE







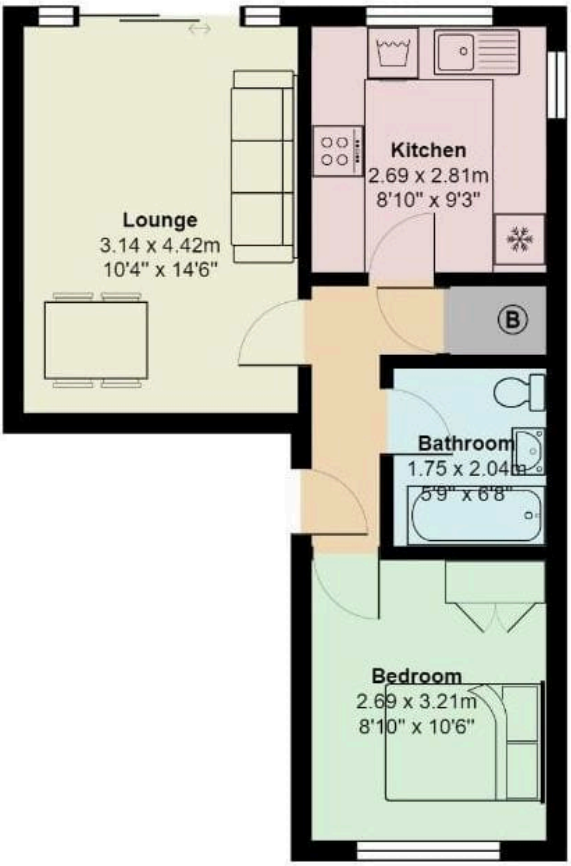




ACCOMMODATION

PROPERTY TYPE	FLAT - PURPOSE BUILT
INTERNAL AREA	427 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	23 NOVEMBER 2026
COUNCIL TAX	BAND C
EPC RATING	76 · POTENTIAL 82

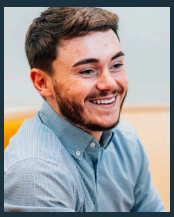
Douglas Court, Llanishen



Total Area: 39.7 m² ... 427 ft²

All measurements are approximate and for display purposes only

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



Rhys Carter

LETTINGS VALUER / NEGOTIATOR

LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU

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, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk