

TO LET

Smith Road

Llanishen, Cardiff, CF14 5EU

LLANISHEN, CARDIFF

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Llanishen, Cardiff, CF14 5EU

MONTHLY RENT

£900

1 BEDROOM

1 BATHROOM

1 RECEPTION

AVAILABLE 5TH FEBRUARY 2027!

ONE BEDROOM APARTMENT

LOCATED IN LLANISHEN

ONE ALLOCATED PARKING SPACE



THE PROPERTY

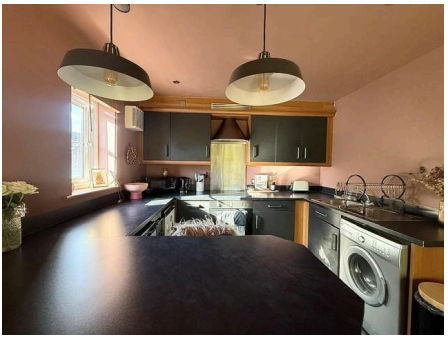
Lovely One Bedroom, First Floor Apartment - Llanishen! Jeffrey Ross are pleased to offer this one-bedroom apartment, situated in the popular area of Llanishen. Located on the first floor, the property comprises an open-plan living and kitchen area with access to a private balcony overlooking the park. The apartment further benefits from a spacious double bedroom, a modern bathroom and one allocated parking space. Ideally located, the property is within close proximity to local train and bus links, with a variety of shops and amenities just a short walk away. EPC Rating: C. Council Tax Band: C. Available 5th February 2027.

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











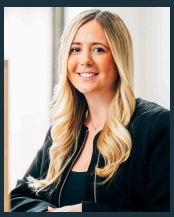
ACCOMMODATION

PROPERTY TYPE	FLAT
FURNISHED	FURNISHED OR UNFURNISHED
AVAILABLE FROM	5 FEBRUARY 2027
EPC RATING	78 · POTENTIAL 84



Total Area: 30.9 m² ... 333 ft²

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



Abigail Bright

OFFICE MANAGER
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