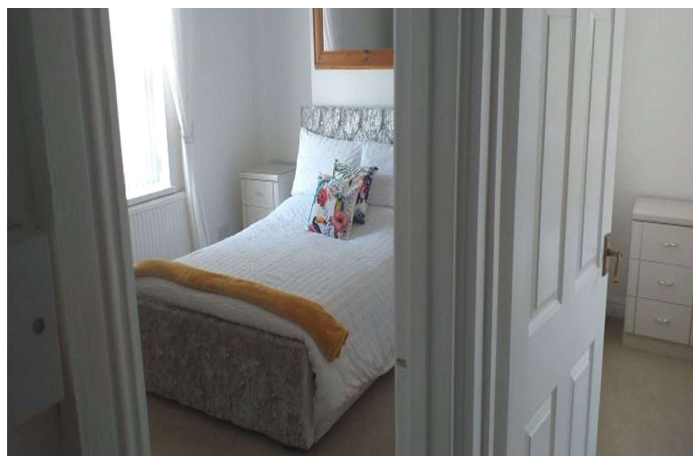


- Three bedrooms • Great location • Well-presented • Open house 15th July
- Rent £1000 • Deposit £1100 • EPC: E

# MOGINIE JAMES

Chester Street, Grangetown, Cardiff, CF11 6PY

Rental **£1,000 pcm**



**\*\*OPEN HOUSE - VIEWINGS TO COMMENCE ON THE 15th JULY\*\***

**\*\*CONTACT MOGINIE JAMES TO BOOK YOUR TIME SLOT\*\***

To let, this 3 bedroom end of terraced house situated on Chester Street in Grangetown.

The house is conveniently located and offers easy access into Cardiff City Centre and Mermaid Quay/Cardiff Bay in close proximity.

The house comprises:

A large living space with two separate reception rooms.

Full fitted kitchen which leads onto an enclosed low maintenance rear garden.

To the first floor:

Two double bedrooms and one single bedroom.

Family bathroom with a bath and overhead shower.

Externally there is a good size rear garden.

Annual income in excess of £30,000 required.

Council tax band D, gross annual payment£1541.

On street parking.

No pets.

Energy rating: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Call our Pontcanna Office  
029 2034 4434

[pontcanna@moginiejames.co.uk](mailto:pontcanna@moginiejames.co.uk)

IMPORTANT INFORMATION: For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by you and your advisors. The contents of this publication are copyright of Moginie James LTD. Moginie James LTD Registered in England and Wales No. 4791190