



62 Ffordd James Mcghan, Cardiff, South Glamorgan CF11 7JT

£1,175 pcm

### Property Summary

We are pleased to offer for rent this third floor, 2 double bedroom, 2 bathroom property located in the popular 'Latitude' development, conveniently situated close to Cardiff Bay Retail Park. The property is available furnished ( only one double bed ) with white goods to the kitchen. The property benefits from one allocated car parking space. Viewing is highly recommended on this apartment to avoid disappointment.

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.

We reserve 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.

### Features

- AVAILABLE SEPTEMBER
- 2 DOUBLE BEDROOMS
- 2 BATHROOMS
- ONE ALLOCATED PARKING SPACE
- FURNISHED
- POPULAR LOCATION
- THIRD FLOOR





Room Descriptions

**Lounge**  
Open plan carpeted room. Furnished with 2 seater sofa, chair, coffee table and TV bracket

**Kitchen**  
Equipped with washing machine, integrated fridge freezer, oven and hob and good selection of floor and wall units. Dining table and 4 chairs also to remain

**Bedroom**  
Double bedroom with ensuite. Double bed , In built wardrobe and side tables to remain

**Bedroom**  
Double bedroom - Currently used as an office -no bed provided. Work units/work station to remain

**Bathroom**  
White suite with bath - no shower

**Bathroom 2**  
En suite to master bedroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	