



TO LET

£1,300 Per Calendar Month

| CATHEDRAL ROAD | PONTCANNA | CF11 9HE

Hern &  
Crabtree

## THE PROPERTY

Welcome to this great apartment located on Cathedral Road in the much sought-after area of Pontcanna.

Upon entering, you are greeted by a spacious hallway leading to all rooms, the property features two double bedrooms, open plan living/kitchen providing a bright and airy space for everyday living and a modern bathroom.

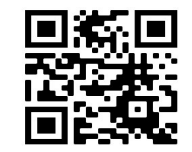
Located in the heart of Pontcanna, residents will enjoy easy access to a variety of local amenities, including trendy cafes, restaurants, and boutique shops.

Available from 1st November 2024. Furnished. EPC rating C Council Band D.

 **2**
 **1**
 **1**
 **76**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		76	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.