




PENDYRIS STREET







## PENDYRIS STREET

, CF11 6BH - £1,150 PCM

 1 bedroom(s)

 1 bathroom(s)

 877.00 sq ft

Jeffrey Ross are delighted to market this stand out one bedroom duplex characterful warehouse style apartment, within this historic sympathetically converted former tram depot. which is located in a prime location adjacent to the popular Tramshed Music & Arts venue and just a short walk from the city centre, Central Square and Cardiff central railway station. A lift and staircase from the ground floor lobby gives access to the apartment which comprises entrance hall, impressive living/dining space with vaulted ceiling and feature exposed brick wall, striped wood floorboards, exposed roof trusses and large south facing arch window. There is a contemporary kitchen with built-in appliances, a utility/store room, a stylish shower room and a mezzanine level providing a spacious double bedroom with a unique handmade piece of furniture with a sunken king size bed, storage area and roof window. The property has been meticulously decorated boasting with colour and natural light, an absolute must see!! It further benefits from electric heating. NO PARKING with the apartment.

EPC Rating: E  
Council Tax Band: D

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.


### PROPERTY SPECIALIST

**Ms Cody Byrne**  
cody@jeffreypass.co.uk

Property Management Co-ordinator





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	<b>53</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

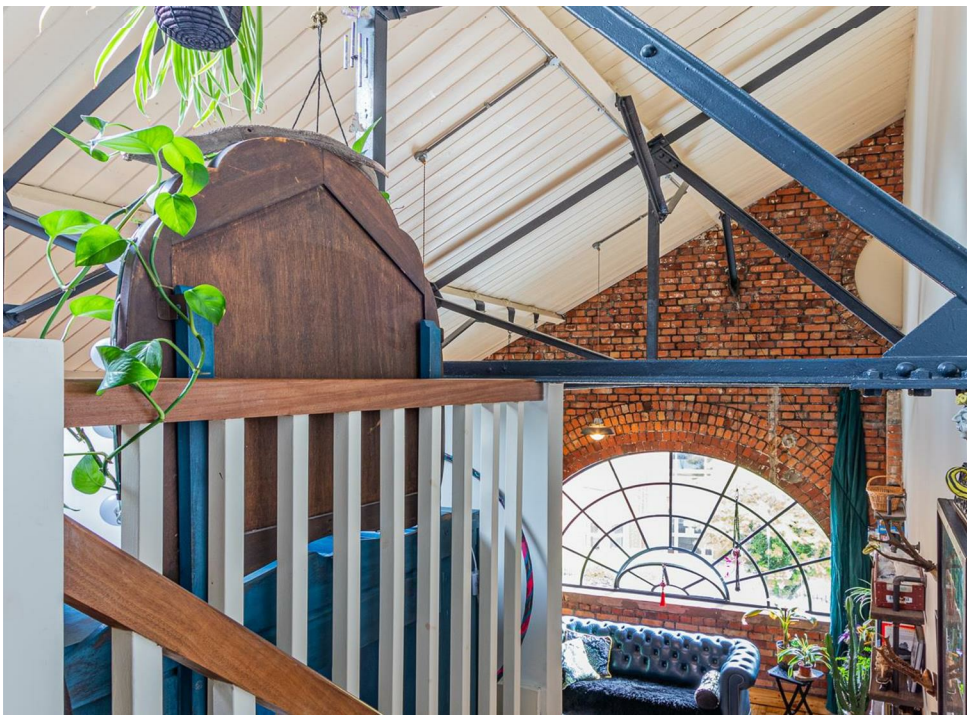
















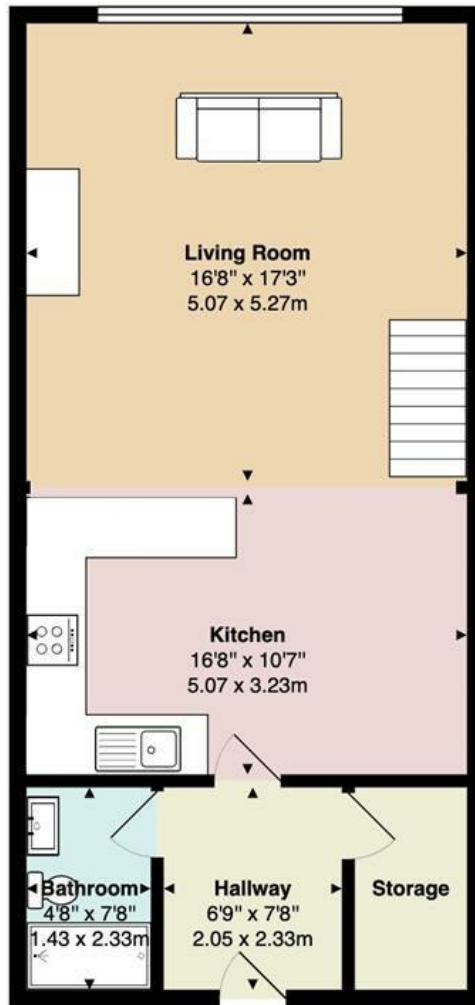


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A fantastic opportunity to reside in this uniquely decorated apartment in this Grade II listed building!

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Comments by Ms Cody Byrne



Tramshed

Total Area: 877 ft<sup>2</sup> ... 81.5 m<sup>2</sup>

All measurements are approximate and for display purposes only

[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross