

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



PENHILL CLOSE

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, CF5 1EA - £1,400 PCM PCM

3 bedroom(s) 1 bathroom(s) 865.00 sq ft

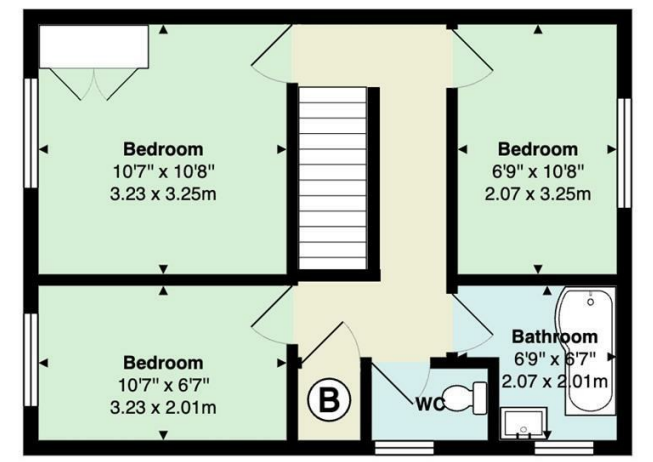
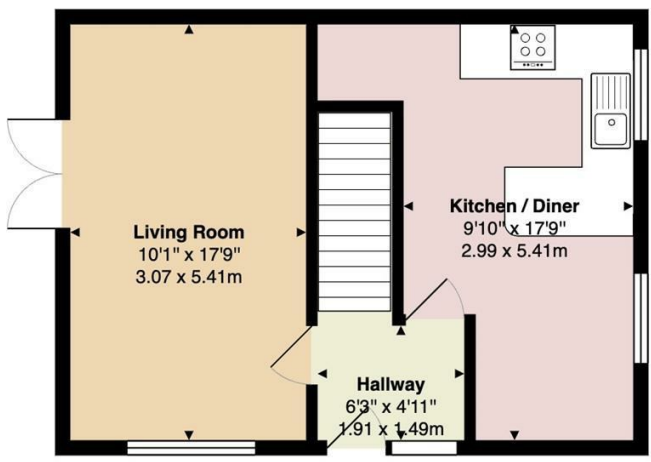
Jeffrey Ross are delighted to market this three bedroom property on the ever popular Penhill Close in Pontcanna. Ideally located just minutes away from Pontcanna Fields and all the bars, cafes and restaurants of Cathedral Road. The property briefly comprises of entrance hallway, large living room with access to the side garden, kitchen / diner with washing machine included. Upstairs the property further benefits from a large double bedroom, smaller double bedroom, single bedroom or study, storage cupboard, family bathroom with a separate W/C. The property further benefits from off-road parking, side and front garden and is offered UNFURNISHED. Perfect for a couple or small family!

EPC Rating: C
Council Tax Band: E

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. JeffreyRoss 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 occupation contract.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



PROPERTY SPECIALIST
Ms Jodie Price
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Penhill Close
Total Area: 865 ft² ... 80.4 m²
All measurements are approximate and for display purposes only