



PENHILL ROAD

PONTCANNA









## PENHILL ROAD

PONTCANNA, CF11 9PR - £875 PCM



1 bedroom(s)



1 bathroom(s)



sq ft

A stunning one bedroom second floor apartment in the heart of Pontcanna overlooking Llandaff Fields which has been comprehensively refurbished throughout. The accommodation comprises of entrance hall, one double bedrooms, open plan modern fitted kitchen and living room and family bathroom with overhead shower. Part-furnished with double bed and sofa provided.

EPC Rating C  
Council Tax Band C

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**  
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Property Management Co-ordinator



MEYER

MEYER


Regulate my appliance  
LAMBDA

BEKO

BEKO





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>	76	80
(55-68) <b>D</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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Comments by Ms Cody Byrne

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Jeffrey Ross