

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



MALDWYN STREET
PONTCANNA





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PONTCANNA, CF11 9JR - £1,250 PCM

 2 Bedroom(s)  1 Bathroom(s)  1312.00 sq ft

Jeffrey Ross are pleased to market this newly refurbished two bedroom, duplex apartment tucked in just behind Cathedral Road on the pretty Maldwyn Street. Spacious throughout, the property offers bathroom with bathtub and shower over to the rear of the building, fitted kitchen with space for dining and gas hob, large 'L' shaped lounge which overlooks the street and as stated previously, two very large double bedrooms. Located over three stories the property is entered on the ground-level and stairs lead up to the living and kitchen areas and first bedroom. The second bedroom is in the attic and comes equipped with handy nooks and crannies for storage, space for double bed and 'VELUX' windows which draw-in lots of natural light. Available unfurnished. Street Parking. Floorplan available.

EPC RATING of C.
COUNCIL TAX BAND of C.

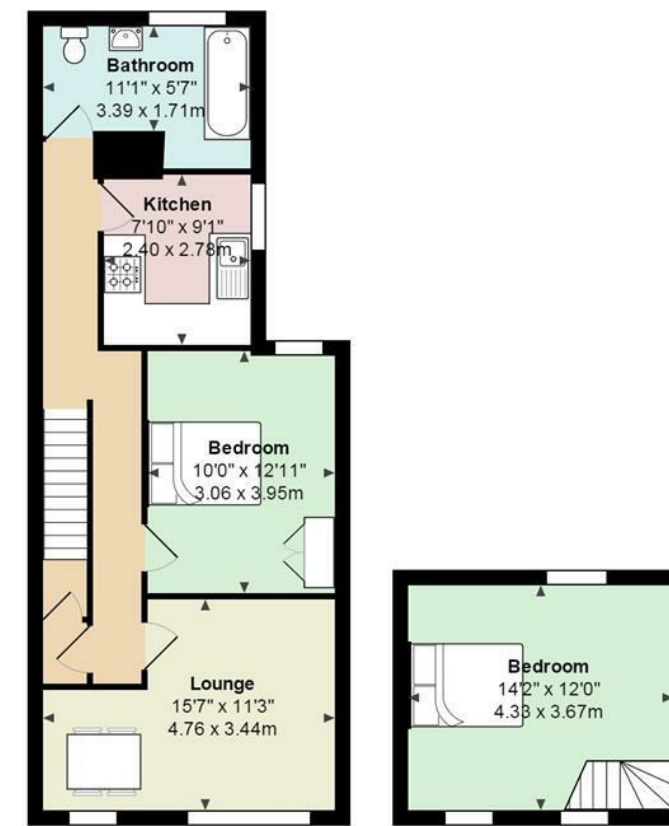
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or 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 Jodie Price
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Maldwyn Street, Pontcanna.



Total Area: 1312 ft² ... 121.9 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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	