



32 CATHEDRAL ROAD
PONTCANNA



SHARPLEY





32 CATHEDRAL ROAD

PONTCANNA, CF11 9FS - £1,600 PCM

 2 bedroom(s)  2 bathroom(s)  731.00 sq ft

This lovely two bedroom apartment with parking is situated in this stunning extension to the Cathedral Road Villa. The property benefits from two double bedrooms (master with en-suite), family bathroom and open plan kitchen/living room leading to a balcony. Available unfurnished but including white goods. One allocated parking space.

Council Tax Band TBC
EPC Rating C

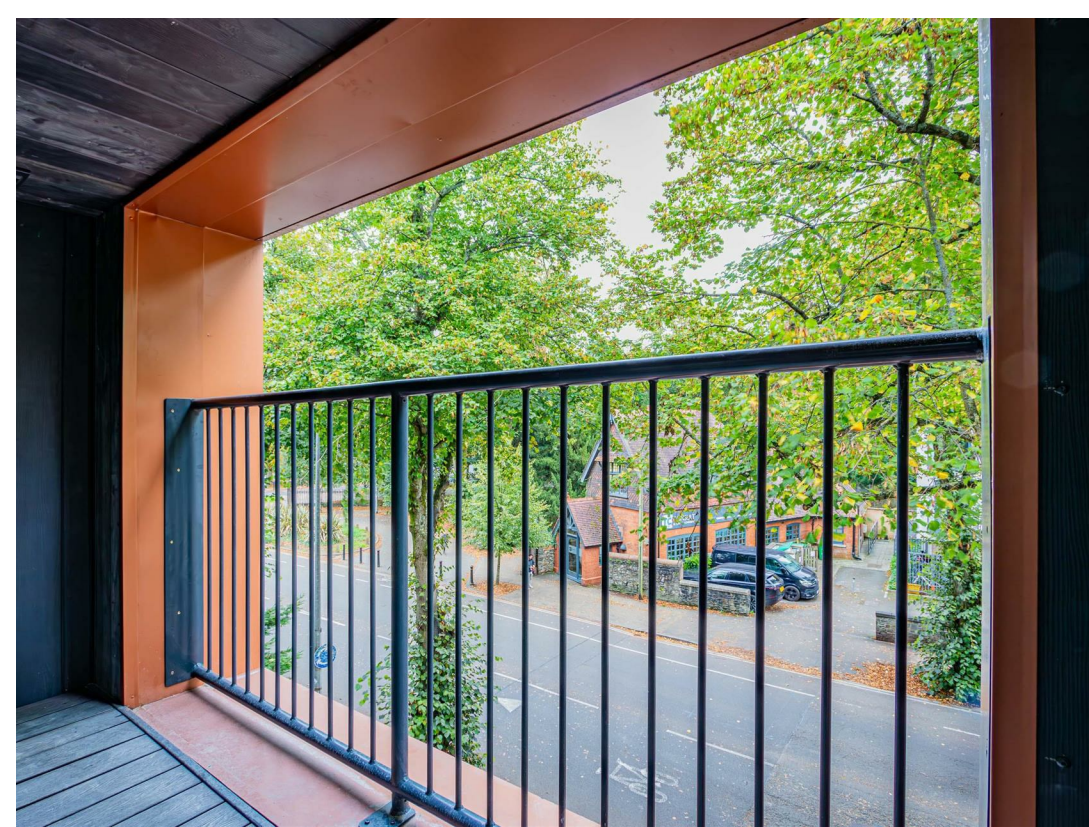
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or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

Miss Lauren King
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Lettings Negotiator







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

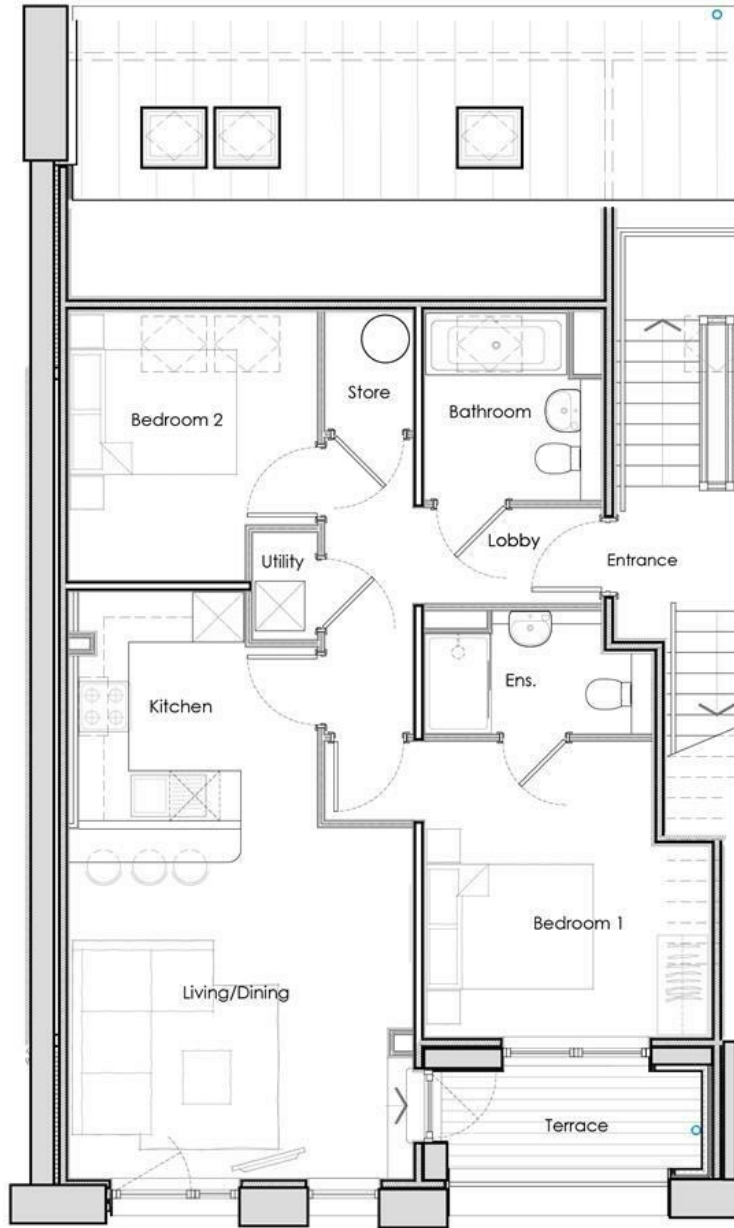




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Comments by Miss Lauren King

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SOPHIA MEWS
PONTCANNA

NO.14

KITCHEN / LIVING /

DINING- 7.12M x 4.11M

BATHROOM - 2.14M x 2.14M

BEDROOM TWO - 2.93M x 3M

BEDROOM ONE - 3.95M x 3.61M

ENSUITE - 1.45M x 2.73M

SIZE - 67.9 M2 / 731 SQFT

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