

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



MORTIMER ROAD
PONTCANNA

MORTIMER ROAD

PONTCANNA, CF11 9JZ - £1,500 PCM
PCM

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

Located just a stones throw from the cafés, boutiques, restaurants and watering holes that Pontcanna has to offer, is this newly renovated three bedroom mid terraced property. The immaculate accommodation comprises briefly of a bay fronted lounge through diner, large kitchen/breakfast room leading on to a south facing enclosed garden. The first floor further benefits from two double bedrooms and stylish family bathroom with free standing bath and separate shower, the hallway then leads to the second floor where there is a generously sized third bedroom conversion in the attic. This property is perfect for a small family or professional couple/sharers. Residential parking available.

EPC Expired (new certificate ordered, previously was a C) Council Tax Band E

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	
England & Wales	EU Directive 2002/91/EC

PROPERTY SPECIALIST
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Lettings Negotiator



Mortimer Road
Total Area: 113.1 m² ... 1218 ft²
All measurements are approximate and for display purposes only