

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

Jeffrey Ross






PENHILL ROAD

PONTCANNA

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PONTCANNA, CF11 9PQ - £1,650 PCM  
PCM

 3 bedroom(s)  1 bathroom(s)  1160.00 sq ft

JeffreyRoss are delighted to market this newly refurbished three bedroom terraced house on Penhill Road in Pontcanna. The property is located directly opposite Pontcanna Fields and the ground floor comprises of entrance hallway, living room at the front of the property with bay fronted windows, separate dining room, separate kitchen with a large breakfast room/ sun room attached further leading to a downstairs W/C and french door access to a low maintenance south facing rear garden. The first floor further comprises of two large double bedrooms, both with built in wardrobes/storage, family bathroom with bath and shower and a single bedroom/study to the rear. The property is available unfurnished.


Video Tour Available (Aug 2021):  
<https://youtu.be/6v0YwCiJSmo>

EPC Rating: TBD  
Council Tax Band: F

Please ensure you are Rent Ready  
[www.jeffreyross.co.uk/rent-ready/](http://www.jeffreyross.co.uk/rent-ready/)

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



**PROPERTY SPECIALIST**

Mr Gwyn Davies  
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Lettings Manager