

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



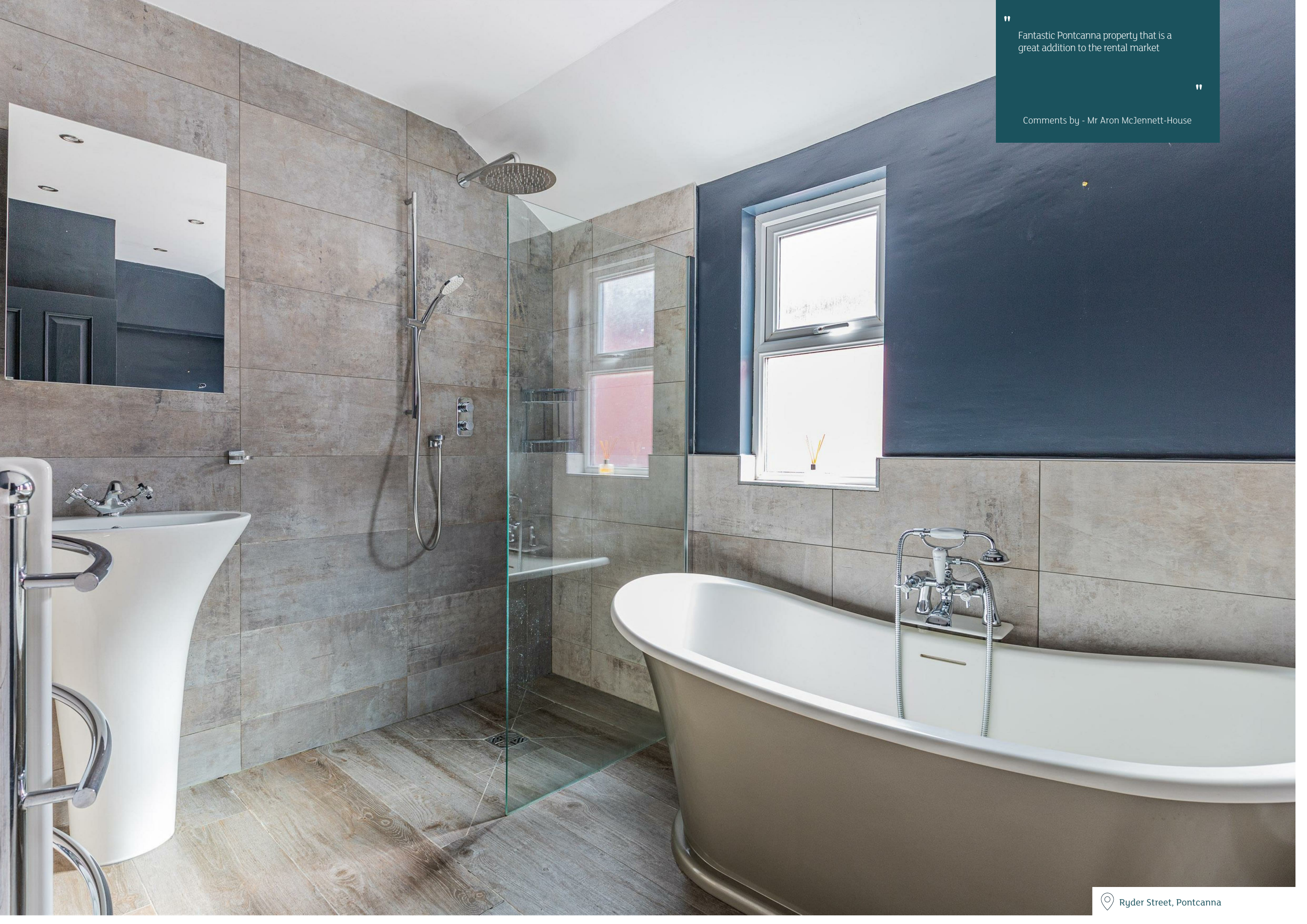
RYDER STREET  
PONTCANNA





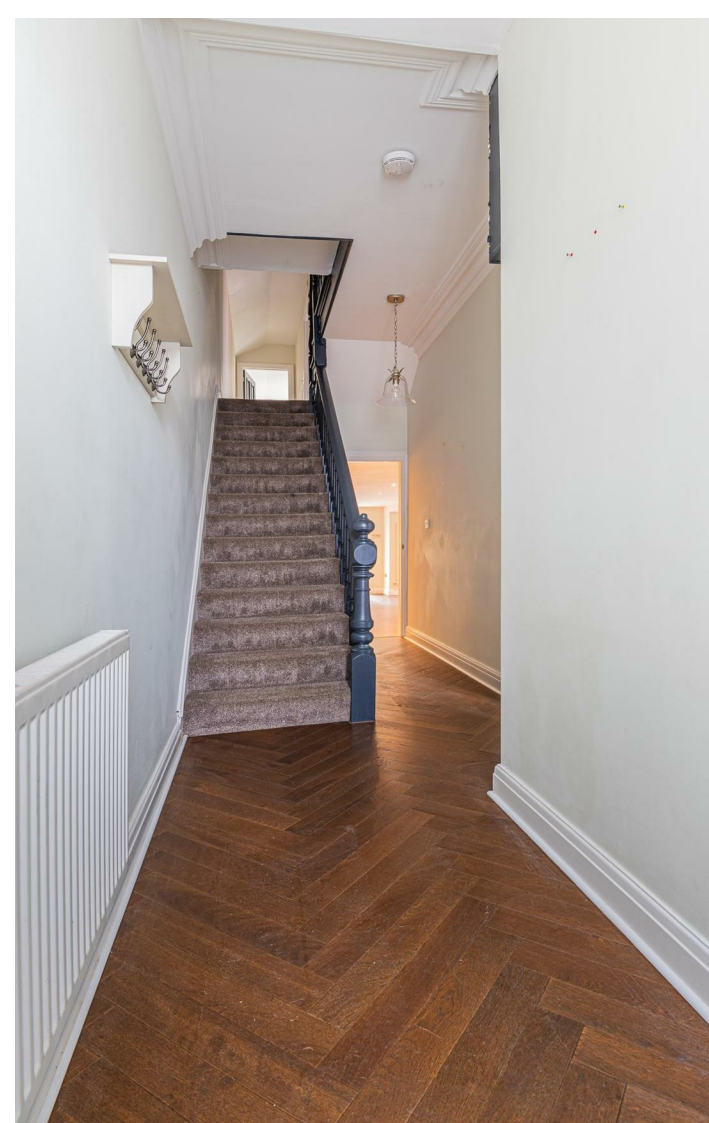
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>79</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		





“  
Fantastic Pontcanna property that is a  
great addition to the rental market  
”  
Comments by - Mr Aron McJennett-House





## RYDER STREET

PONTCANNA, CF11 9BT - £2,300 PCM

 4 bedrooms  2 bathroom(s)  1539.00 sq ft

JeffreyRoss are delighted to market this fantastic four bedroom family home on Ryder Street, in the heart of Pontcanna and within a short walk of the City Centre, Bute Park and the popular shops, restaurants and bars in Pontcanna. The property is superbly presented with a fantastic, extended livign space to include large lounge (with lovely feature fireplaces) and an impressive kitchen/diner space with patio doors leading into the rear, paved garden. The property offers four large double bedrooms with one being located in the loft. All bedrooms are a good size room, comfortably four double bedrooms making this a great option for a family. A stylish bathroom suite is offered with roll top bath, separate shower and a second smaller shower room and toilet are also provided on the first-floor. The property is available unfurnished and the landlord will consider pets, subject to enquiry - please enquire with JeffreyRoss for more information. A wonderful Pontcanna property and a great opportunity.

COUNCIL TAX BAND of G  
EPC RATING of D

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**  
**Mr Aron McJennett-House**  
aron@jeffreycross.co.uk

Lettings



GROSS INTERNAL AREA  
FLOOR 1: 75 m<sup>2</sup>, FLOOR 2: 68 m<sup>2</sup>  
EXCLUDED AREAS: , PATIO: 22 m<sup>2</sup>  
TOTAL: 143 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

