

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

SEVERN GROVE  
PONTCANNA








# SEVERN GROVE

PONTCANNA, CF11 9EY - £825 PCM

We are pleased to offer this one bedroom 2nd floor apartment in the heart of Pontcanna. Situated at the end of Severn Grove and a 2 minute walk from Cathedral Road and The New Conway! The property comprises of open plan lounge/fully fitted kitchen, family bathroom with power shower and double bedroom. The property also benefits from GCH and communal lift. Available furnished.

EPC RATING of B  
COUNCIL TAX BAND of D

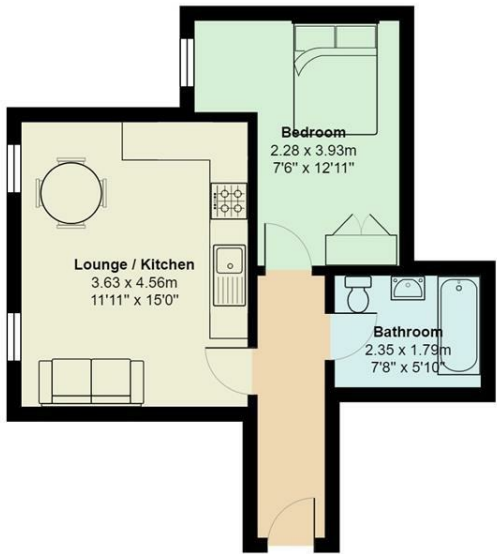
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

 1 bedroom(s)  1 bathroom(s)  401.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(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

## Gwern Hafren, Pontcanna



Total Area: 37.3 m<sup>2</sup> ... 401 ft<sup>2</sup>  
All measurements are approximate and for display purposes only