



CATHEDRAL ROAD

PONTCANNA









## CATHEDRAL ROAD

PONTCANNA, CF11 9LN - £1,350 PCM



1 bedroom(s)



1 bathroom(s)



720.00 sq ft

JeffreyRoss are delighted to bring to the market this brilliant, one-bedroom, ground-floor apartment in the very heart of Pontcanna - complete with PRIVATE courtyard. This superb one-bedroom apartment is situated in the thick of the action in Pontcanna, on Cathedral Road and offers spacious lounge/kitchen with double doors leading to the courtyard, very spacious large bedroom and master bathroom with bathtub and shower over. The property further benefits from off-road, secure parking and from being furnished to a very high standard. A brilliant rental opportunity!

EPC RATING of E  
COUNCIL TAX BAND of F

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 Gwyn Davies**  
gwyn@jeffreycross.co.uk

Lettings Manager











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC





































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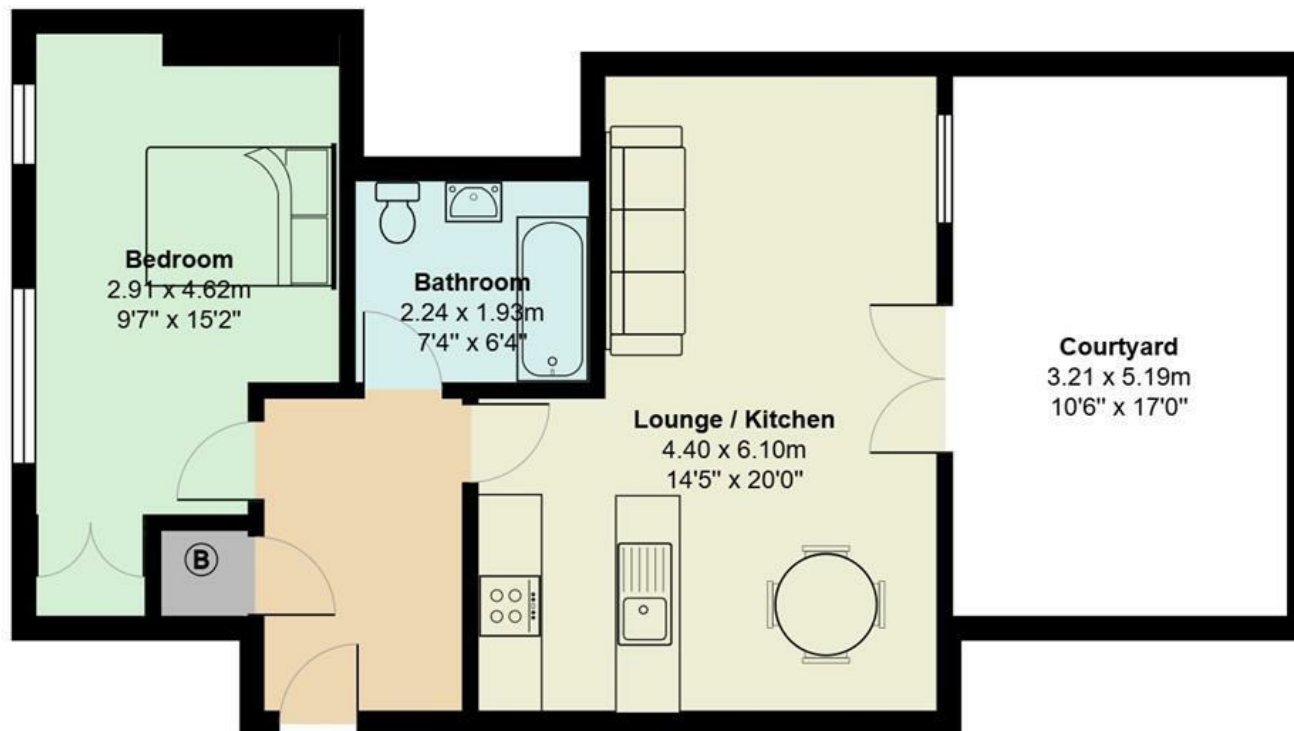
Superb apartment in the heart of  
Pontcanna with its own courtyard!

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Comments by Mr Gwyn Davies



# Cathedral Road, Pontcanna



Total Area: 66.9 m<sup>2</sup> ... 720 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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Jeffrey Ross