



BEACON STREET

PONTCANNA





BEACON STREET

PONTCANNA, CF11 9QD - £1,500 PCM



3 bedroom(s)



1 bathroom(s)



848.00 sq ft

Jeffrey Ross are delighted to have the opportunity to market this quite superb family home in a quiet residential street in the heart of Pontcanna. Located on Beacon Street, just off Llanfair Road, this home has been really well-cared for and is exceptionally presented throughout. Downstairs offers open-plan living space with bay-fronted lounge to the front and secondary dining space. Leading from here we enter a newly fitted family kitchen with excellent storage. Downstairs also offers large shower room and access to a neatly-kept paved garden. Upstairs are three double bedrooms all with handsome wooden-flooring and high-quality furnishings. Bedroom three (to the rear) also offers its own private WC. This truly is an exceptional opportunity for a prime Pontcanna house that is not to be missed! The property is offered fully furnished and benefits from Gas Central Heating.

EPC RATING: Expired, ordered new (previously an E)
COUNCIL TAX BAND of 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.

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		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

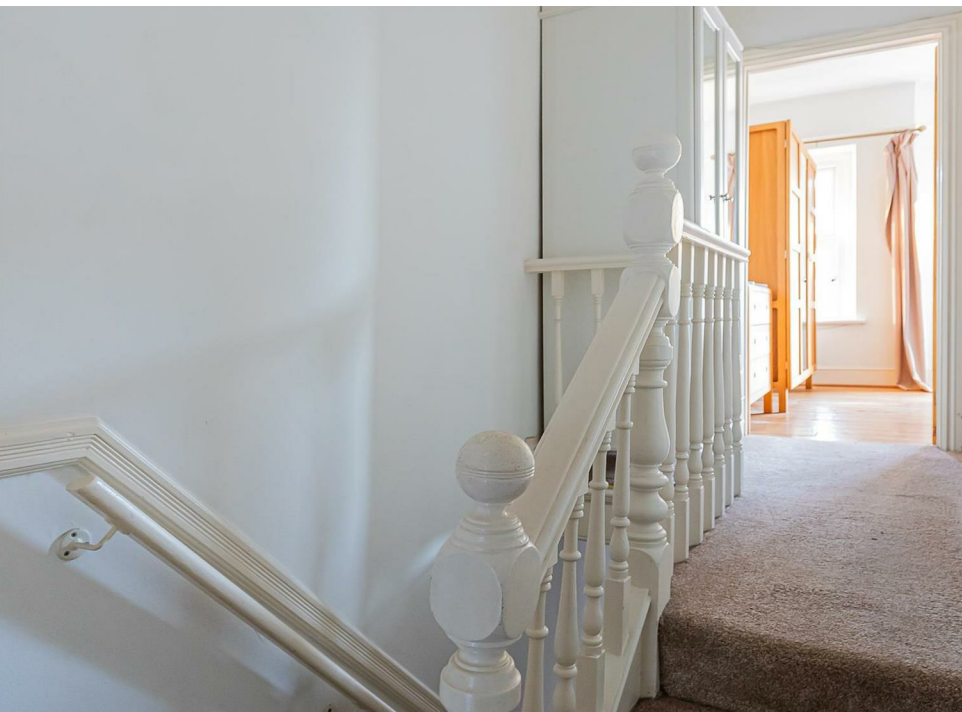








Beacon Street, Pontcanna, Cardiff







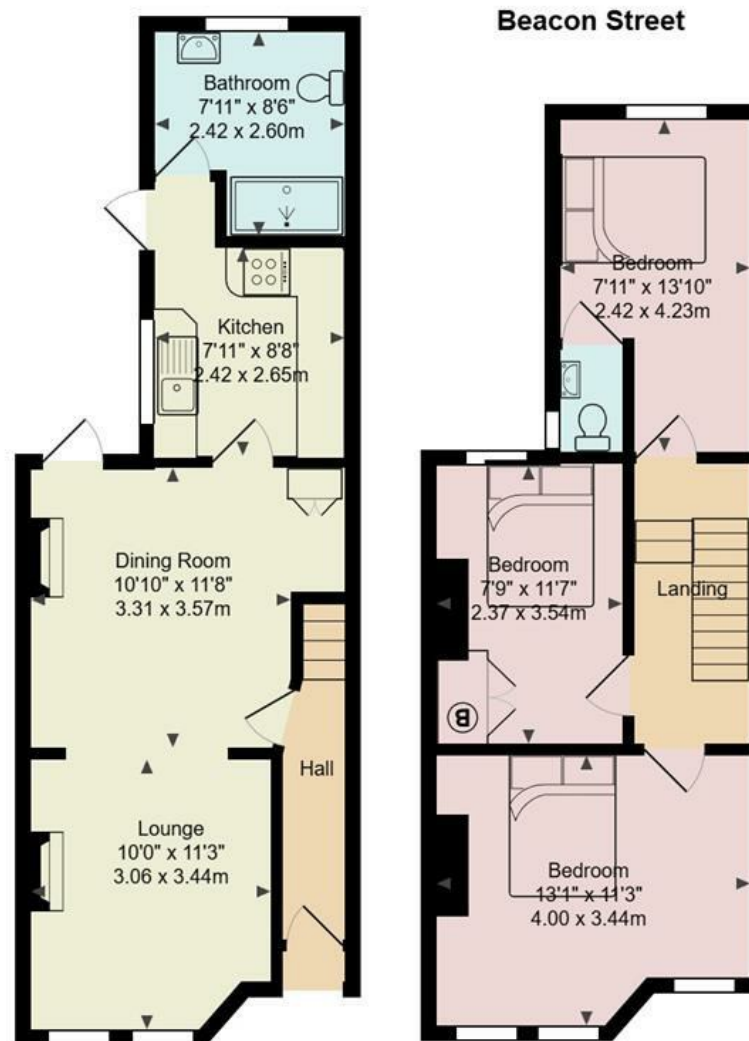


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A charming Pontcanna house - bags of character and deceptive space!

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Comments by Mr Gwyn Davies



Total Area: 848 ft² ... 78.8 m²

All measurements are approximate and for display purposes only

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Jeffrey Ross