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CARDIFF

VALE

CAERPHILLY

BRISTOL





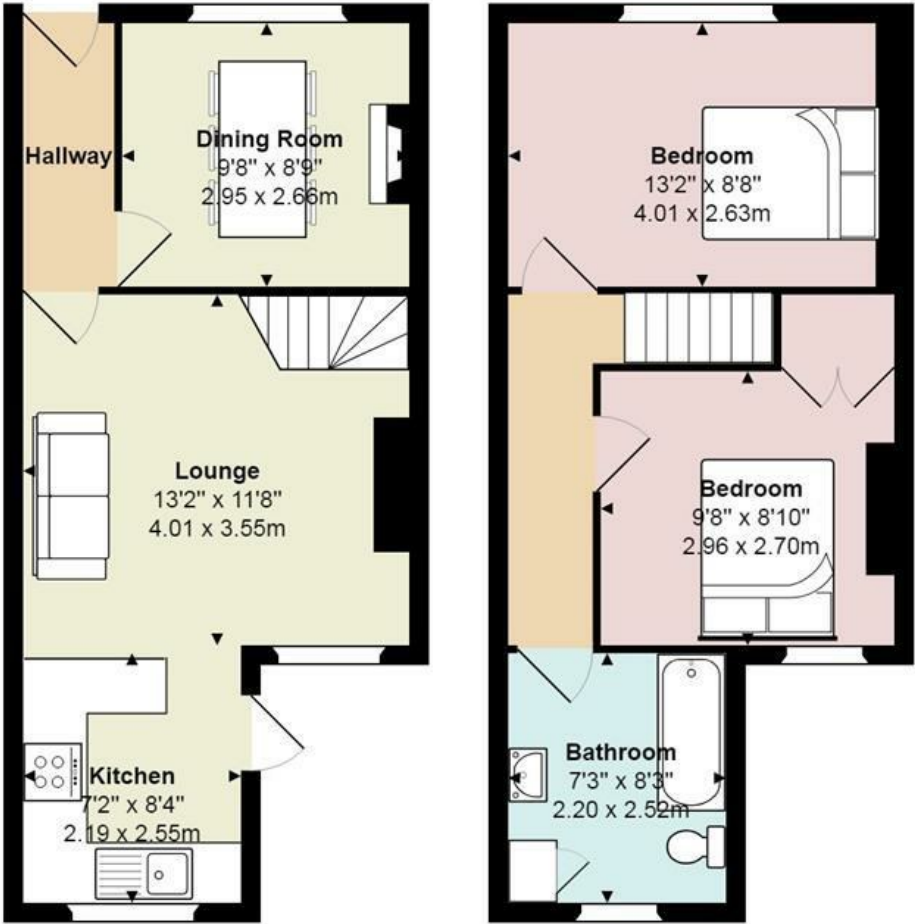


Comments by Ms Gemma Simmonite

**Property Specialist**  
**Ms Gemma Simmonite**  
Lettings Negotiator

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# Orchard Place, Canton



Total Area: 650 ft² ... 60.4 m²

All measurements are approximate and for display purposes only

*In a quiet corner of Canton - this is a lovely two bedroom house.*

Comments by the Homeowner





# Orchard Place

*Canton, Cardiff, CF11 9DY*

PCM

£1,200 PCM



2 Bedroom(s)



1 Bathroom(s)



650.00 sq ft



Contact our  
***Pontcanna Branch***

02920 499680

Orchard Place, Canton is an extremely pretty and very well-located cul-de-sac of terraces in the heart on Canton and within walking distance of Cowbridge Road and popular Pontcanna amenities. This mid-terraced property is very well presented throughout and boasts stylish, modern-fitted kitchen complete with breakfast bar and gas hob along with integrated appliances underneath. An open-plan lounge is located off the kitchen which is bright, airy and spacious with space for twos sofas. To the front of the downstairs is a separate, small reception room which could work as a separate sitting room or perhaps a dining room. Upstairs are two double bedrooms, the larger of which being to the front of the property - the smaller of which offering spacious fitted wardrobe. A modern fitted bathroom suite completes the upstairs with bathtub, shower over and airing cupboard which houses the combi-boiler.

To the rear of the property is a neat, paved garden which is a good size, especially for the style of property and the area. A lovely house!

STREET PARKING. FLOOR PLAN AVAILABLE. GAS CENTRAL HEATING.

EPC RATING of D  
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.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 