

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



CONWAY ROAD






# CONWAY ROAD

, CF11 9NU - £1,750 PCM


We at Jeffrey Ross are delighted to market this stunning two bedroom Maisonette on Conway Road in Pontcanna. The property is ideally located just walking distance from Pontcanna Fields and all the amenities of Cathedral Road and Canton. The recently converted property comprises of private entrance, family bathroom with walk in shower, exceptionally large open plan kitchen / living room benefiting with built in appliances, breakfast bar, large skylight over the living area, two patio areas with one further benefiting from bi-folding door access. To the first floor the property briefly comprises of double bedroom and master bedroom with built in wardrobes further leading to a large en-suite with walk in shower. The property is an absolute must see and has been converted to an exceptionally high standard. The property is offered UNFURNISHED.

EPC Rating: C  
Council Tax Band: 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.

 2 bedroom(s)  2 bathroom(s)  976.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Conway Road  
Total Area: 976 ft<sup>2</sup> ... 90.7 m<sup>2</sup> (excluding terrace)  
All measurements are approximate and for display purposes only