



104-108 CATHEDRAL ROAD





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, CF11 9LP - £1,150 PCM



1 bedroom(s)



1 bathroom(s)



448.00 sq ft

JeffreyRoss are proud to bring to the market this exceptional first floor duplex one bedroom apartment in the ever popular Kestral Mews on Cathedral Road in the heart of Pontcanna. Ideally located within walking distance to the City Centre, Pontcanna Fields and the amenities of Cathedral Road. The property briefly comprises entrance hallway leading on to an open plan kitchen / living room with a modern fitted kitchen with built in appliances including dishwasher, washer-dryer and fridge-freezer, bathroom with walk in shower and heated towel rail, then to the upper floor you have a large double bedroom with built in wardrobes. The property is offered part-furnished (bed, mattress, wardrobe and white goods included) and street parking is available.

EPC Rating: C

Council Tax Band: 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

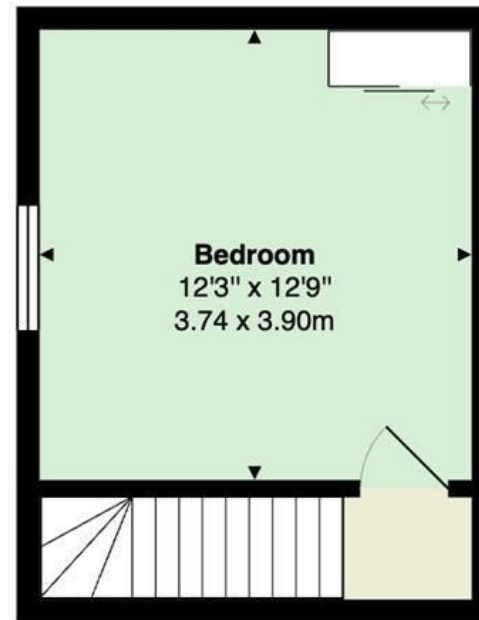
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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Comments by Mr Gwyn Davies

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Kestral Mews

Total Area: 448 ft² ... 41.6 m²

All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

Jeffrey Ross