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CARDIFF

VALE

CAERPHILLY

BRISTOL



Gileston Road

PONTCANNA



Comments by Ms Gemma Simmonite



Property Specialist
Ms Gemma Simmonite
Lettings Negotiator

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Total Area: 664 ft² ... 61.7 m²
All measurements are approximate and for display purposes only

Comments by the Homeowner





Gileston Road

Pontcanna, Cardiff, CF11 9JS

PCM

£1,475 PCM



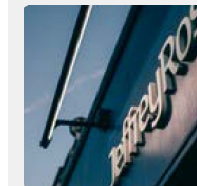
2 Bedroom(s)



1 Bathroom(s)



664.00 sq ft



Contact our
Pontcanna Branch

02920 499680

****FANTASTIC TWO BEDROOM APARTMENT**** Jeffrey Ross are delighted to bring this furnished ground floor two bedroom apartment to the market. Located on the ever popular Gileston Road in the heart of Pontcanna seconds away from coffee shops and bars on Cathedral Road. The property comprises of a large double bedroom with bay fronted windows at the front of the property, leading to a second double bedroom. Further down the hallway we have a modern bathroom with bath and shower, further leading to a spacious well furnished living area with separate kitchen with all white goods included. The property further benefits from a private off-road parking space and a private patio garden area. The property comes lightly furnished and is ideal for a professional couple or two sharers looking to move to Pontcanna. Available 19th October

EPC Rating: E
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.



Hall	Garden
Lounge 16'4" to 15'3" x 11'6" (5m to 4.65m x 3.52m)	A private South facing courtyard garden to the side of the property. The property has exclusive use of the front and side courtyard garden. At the rear there is an outside tap and double mains socket- useful for slow charging of an electric car. Fast charging could be added as mains isolators are on the back wall.
Carpeted flooring, double radiator, uPVC double glazed window to the side elevation, smooth plaster walls and door to the kitchen.	A brick built shed with solid door- currently used to store 2 x adult bicycles, paint, tools and a stepladder.
Bedroom One 14'9" x 13'11" (4.5m x 4.25m)	Parking
Double bedroom, carpeted flooring, coved ceiling, ceiling rose, uPVC double glazed windows, smooth plaster walls and double radiator. Plantation shutters.	Double gates from Maldwyn Street allowing access for one vehicle.
Bedroom Two 11'3" x 9'3" (3.44m x 2.83m)	
Double bedroom, smooth plaster walls, uPVC double glazed windows and radiator.	
Kitchen 11'6" x 6'5" (3.52m x 1.96m)	
A newly fitted contemporary kitchen with space for free standing dishwasher and under counter fridge, in built sink and drainer, built in electric oven and gas hob, 2 x double glazed windows and door to rear garden and parking space. Provision for washing machine.	
Bathroom	
A modern suite to include bath with shower over, pedestal wash hand basin, close coupled WC and radiator. Shower has thermostatic mixer valve.	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

