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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Wyndham Road*

PONTCANNA



Comments by Ms Gemma Simmonite



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

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Comments by the Homeowner

## Wyndham Rd, Pontcanna, CRF

Main Building: Total Interior Area 921.99 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# Wyndham Road

*Pontcanna, Cardiff, CF11 9EL*

Per Month

**£2,000 Per Month**



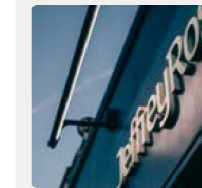
3 Bedroom(s)



1 Bathroom(s)



921.99 sq ft



Contact our

***Pontcanna Branch***

02920 499680

Jeffrey Ross are delighted to bring to market this stylish yet traditional Victorian terraced property on the ever popular road in Pontcanna. Within walking distance of all local amenities in Pontcanna and Canton with the bonus of also being close to the city centre. This fully furnished property briefly comprises of entrance hall with tiled floors leading to a large bay fronted living room, a separate dining room and well equipped kitchen with white goods. There is also a downstairs shower room with WC. On the first floor are two large double bedrooms, and a smaller double. To the outside is a low maintenance patio garden. Available from 01/09/26

Council Tax Band: E  
EPC rating: 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.



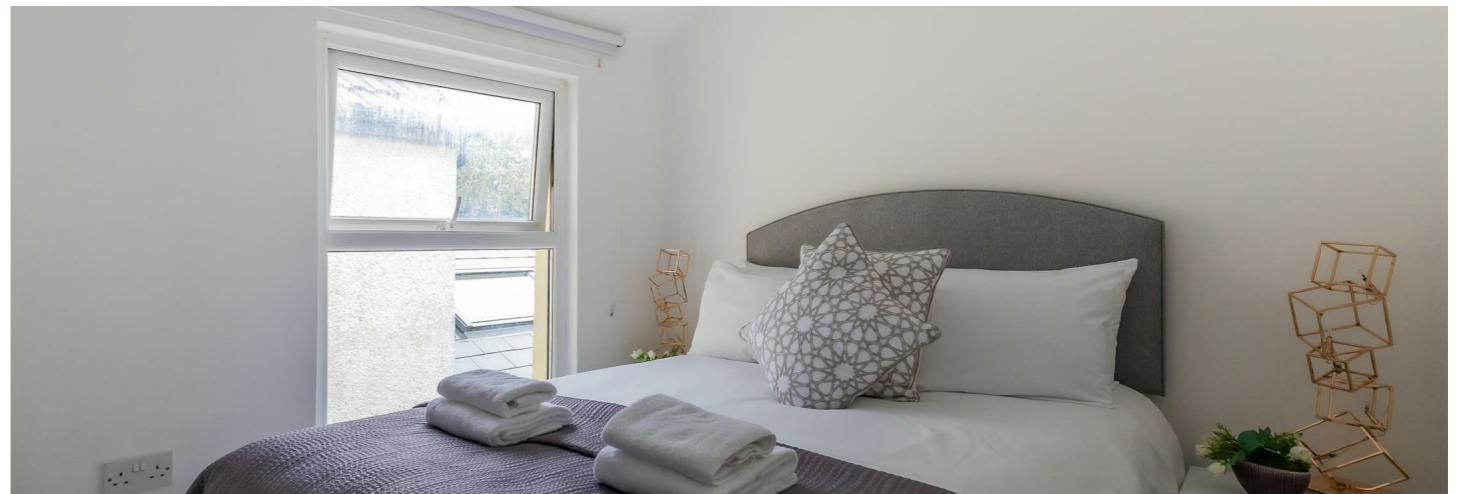
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		

**England & Wales** EU Directive 2002/91/EC 

