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CARDIFF

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Pendyris Street

GRANGETOWN

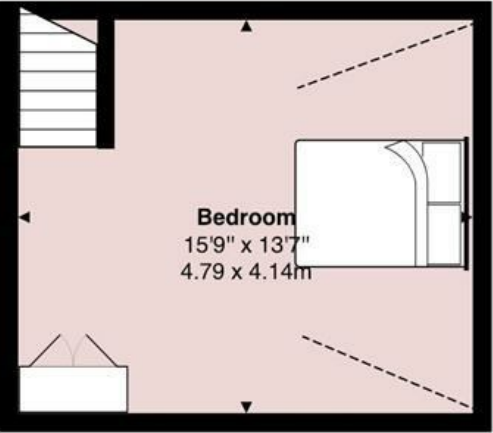
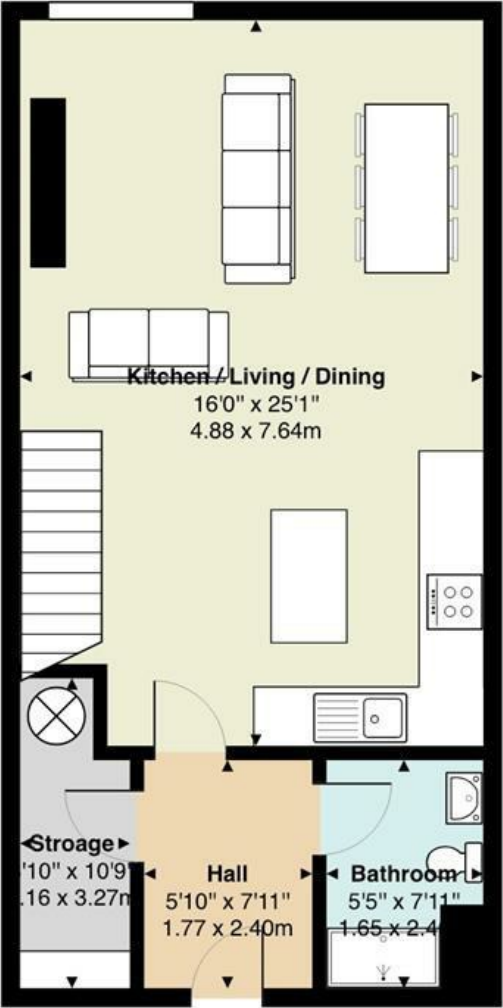


Comments by Ms Gemma Simmonite



Property Specialist
Ms Gemma Simmonite
Lettings Negotiator

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Tramshed, Pendyris Street, Grangetown, Cardiff
Total Area: 750 ft² ... 69.6 m²
All measurements are approximate and for display purposes only

Stylish loft style apartment in the popular Tramshed development.

Comments by the Homeowner





Pendyris Street

Grangetown, Cardiff, CF11 6BH

Per Month

£1,100 Per Month



1 Bedroom(s)



1 Bathroom(s)



750.00 sq ft



Contact our
Pontcanna Branch
02920 499680

JeffreyRoss are pleased to bring to the market this exceptional 1 bedroom apartment in the extremely popular Tramshed development. The property briefly comprises entrance hallway, modern fitted bathroom suite and storage cupboard. Open plan modern fitted kitchen / diner and living space. First floor mezzanine is where the bedroom is located. This apartment embraces contemporary style with an industrial feel and is located within a short walk to the City Centre, Central Square, and Central train station. UNFURNISHED Available from 26/09/26

Council Tax Band - D
EPC Rating - E

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.

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Entrance Hallway - 7'11" x 5'9" (- 2.43m x 1.77m)

Enter into wide entrance hallway, doors to main bathroom, storage cupboard and open plan kitchen diner and living space. Smooth plastered walls and ceiling, recessed spotlights, smoke alarm, intercom system, feature stripped floorboards and skirting boards and electric radiator.

Storage cupboard - 3'9" x 10'8" widest points (- 1.16m x 3.27m widest points)

Flooring continued, washing machine and hot water tank. Built in shelving and fuse box.

Bathroom - 5'5" x 7'10" (- 1.66m x 2.41m)

Stylish and modern fitted bathroom suite comprising large double shower with drench head and separate howler attachment. Contemporary low level WC and pedestal wash hand basin. Smooth plastered walls and ceiling with recessed spotlights and extractor fan, laminate flooring and towel heater. Tiled walls in shower area.

Living Space / Kitchen - 15'8" x 25'1" (- 4.79m x 7.65m)

Fantastic open plan living dining and kitchen area that benefits a mezzanine level above for the bedroom, full height feature brick wall, stripped floorboards continued from the hallway and full height contemporary window to the rear aspect. Smooth plastered walls and vaulted ceiling feature panelled roof and feature industrial roof beams and pedant lighting.

Kitchen area
Modern fitted grey gloss kitchen with contrasting granite worktop

and up stands. Matching base and eye level units with integrated electric oven and hob with extractor over with stainless steel splash back. Integrated fridge freezer, smooth plastered walls and ceiling with recessed spotlights.

To The First Floor

Bedroom - 15'8" x 13'8" (- 4.79m x 4.17m)

Large double bedroom located on the mezzanine level accessed via staircase from the lounge. Vaulted panelled ceiling with feature exposed beam smooth plastered walls and neutral carpets.

Tenure

We are informed by the Vendor that the property is leasehold with 250 years from 26th March 2016, this is to be confirmed by your Legal Advisor.

Service Charge & Ground Rent

We are advised by the Vendor that the Service Charge is approximately £1150 per annum and the Ground Rent is approximately £150 per annum, this is to be confirmed by your Legal Advisor.

Council Tax

Band D

Additional Information

Rental potential between £850-£900 PCM.
No onward chain.





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

