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CARDIFF

VALE

CAERPHILLY

BRISTOL

Cathedral Road

PONTCANNA



Comments by Ms Gemma Simmonite



Property Specialist
Ms Gemma Simmonite
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A large, top-floor apartment in the heart of Pontcanna!

Comments by the Homeowner



Cathedral Road, Pontcanna



Total Area: 879 ft² ... 81.7 m²

All measurements are approximate and for display purposes only

Cathedral Road

Pontcanna, Cardiff, CF11 9JE

PCM

£1,400 PCM



2 Bedroom(s)



1 Bathroom(s)



879.00 sq ft



Contact our
Pontcanna Branch

02920 499680

A deceptively large, DUPLEX apartment on the iconic Cathedral Road, Pontcanna - located just across from the popular cafes, boutiques and restaurants of Pontcanna Street and a 5 minute walk from Llandaff and Pontcanna fields. Located on the top-floor, the apartment offers spacious lounge/kitchen with space for dining table. The kitchen comes equipped with gas hob and slimline dishwasher. The property offers two double bedrooms, both are spacious and comfortably fit double bed and good storage with the bigger bedroom being located at the top of the building, in the eaves space. A large bathroom is located to the rear of the property with separate bathtub, shower and small utility space (which holds the washing machine.) The property is offered UNFURNISHED. Gas Central Heating. WiFi Included in the rent!

EPC Rating: D

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.





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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		50	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

