

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Cathedral Road

PONTCANNA



This modern ground-floor flat on Cathedral Road in Pontcanna offers stylish, easy living in one of Cardiff's most popular areas. With 689 sq ft, it includes two bedrooms, a master with an ensuite, and a bright open-plan kitchen/living space that's great for relaxing or having friends over.

Comments by Ms Gemma Simmonite



Property Specialist

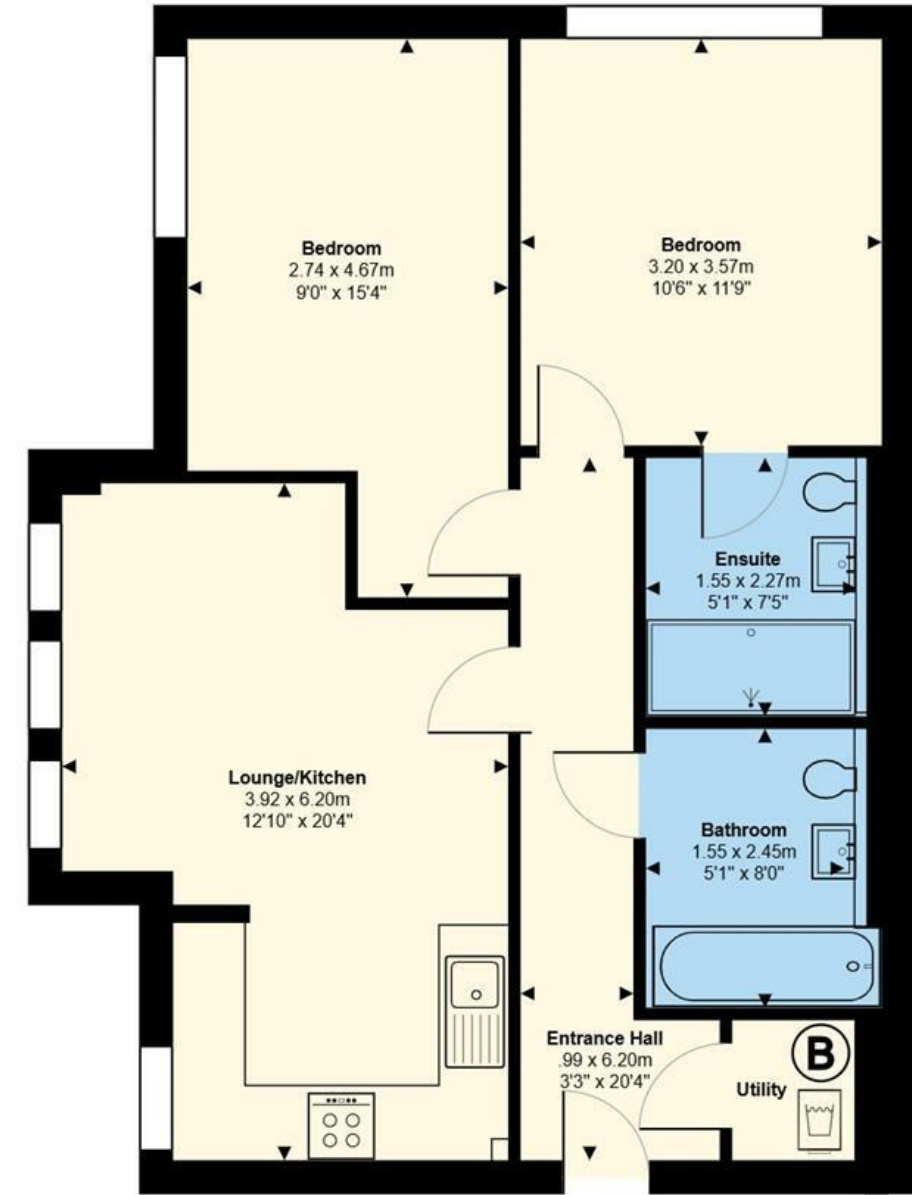
Ms Gemma Simmonite

Lettings Negotiator

gemma.simmonite@jeffreycross.co.uk

A lovely modern apartment with some excellent features and benefits. Two double bedrooms with an ensuite to the master bedroom. An open plan lounge & kitchen with a separate utility area. The property has a long lease and also benefits from gated parking with EV charging and lift access to the ground floor with wide doorways which makes this wheelchair friendly. No onward chain!

Comments by the Homeowner





Cathedral Road

Pontcanna, Cardiff, CF11 9FN

PCM

£1,695 PCM



2 Bedroom(s)



2 Bathroom(s)



689.00 sq ft

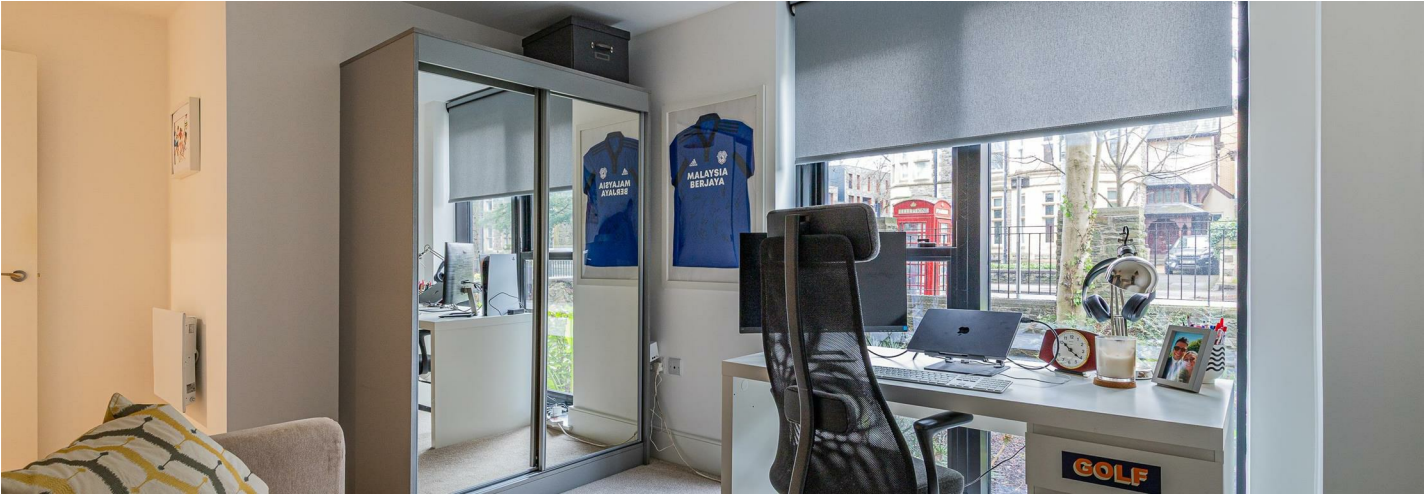


Contact our
Pontcanna Branch
02920 499680

Nestled in the desirable area of Cathedral Road in Pontcanna, Cardiff, this UNFURNISHED modern ground floor flat offers a perfect blend of comfort and convenience. The property boasts two well-appointed bedrooms, with the master featuring an ensuite shower room. The reception room which is open plan housing a sleek kitchen with integral appliances, provides a welcoming atmosphere, ideal for hosting friends or enjoying quiet evenings at home. This property boasts gated parking if required, which includes an electric vehicle charging point catering to the needs of modern living. Located in a vibrant Pontcanna, you will benefit from the local amenities and known for its picturesque streets and community spirit. This property is perfect for those seeking a stylish and practical home in a sought-after location. Available from 25/07/26

EPC RATING of C
COUNCIL TAX BAND of 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.



Entrance Hallway 20'4" x 3'3" widens to 5'2" max (6.20m x 0.99m widens to 1.57m max)

Utility Room 4' x 4' (1.22m x 1.22m)

Bathroom 8'1 x 5'1" (2.46m x 1.55m)

Lounge/Kitchen 20'4" max x 12'10" max (6.20m max x 3.91m max)

Bedroom 11'9" x 10'6" (3.58m x 3.20m)

Ensuite 7'5" x 5'1" (2.26m x 1.55m)

Bedroom 15'4" max x 9' (4.67m max x 2.74m)

Communal Garden

The apartment has access to the developments communal gardens.

Gated Parking

The property benefits from gated allocated parking which has an EV charging point and lift access from the parking area to the ground floor.

EPC

Rated C

Construction

Modern build with decorative brick & render with cavity wall and inner block

Mobile & Broadband

Mobile signal likely. Broadband up to 1800 Mbps

Tenure

We have been advised by our seller client that the property is a leasehold with 248 years remaining. The ground rent is £270 pa and the service charge is £2376 pa.

Council Tax

Band E





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(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 	

