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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Cathedral Road*

PONTCANNA



Comments by Ms Gemma Simmonite



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

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Comments by the Homeowner





# Cathedral Road

*Pontcanna, Cardiff, CF11 9LL*

Per Month

**£1,600 Per Month**



1 Bedroom(s)



1 Bathroom(s)



0.00 sq ft



Contact our  
***Pontcanna Branch***

02920 499680

Jeffrey Ross are delighted to present this stylish one double bedroom Coach House, located in the heart of Pontcanna, with all the benefits of Cathedral Road, adjacent to Sophia Gardens and very close to Pontcanna Fields This fully furnished home is one not to be missed! The open plan living space includes a modern fitted kitchen and is the perfect space for unwinding and entertaining. It also features a generously sized double bedroom and a good sized bathroom. The Coach House also includes an integral garage with a delightful courtyard garden to the front of the property, and with one private off-street parking space.

EPC Rating: F  
Council Tax Band: TBC

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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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

