

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



CATHEDRAL ROAD  
PONTCANNA

# CATHEDRAL ROAD

PONTCANNA, CF11 9LN - £1,250 PCM

1 bedroom(s) 1 bathroom(s) 481.00 sq ft

GARDEN FLAT IN THE HEART OF PONTCANNA!! Jeffrey Ross are delighted to bring to the market this quite superb, one-bedroom GARDEN apartment on Cathedral Road, Pontcanna. Located on the ground-floor of the impressive, Saco House, the property offers a brilliant standard of finish, decor and furnishings, a spacious and welcoming living space and access into a private courtyard garden. The property further benefits from large double bedroom, bathroom with bathtub and shower over and off-road parking. Perfect for a couple looking to be in the thick of the action in Pontcanna.

EPC RATING of D  
COUNCIL TAX BAND of TBC

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.



## Cathedral Road, Pontcanna



Total Area: 44.7 m<sup>2</sup> ... 481 ft<sup>2</sup> (excluding courtyard)  
All measurements are approximate and for display purposes only

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>			<b>77</b>
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

PROPERTY SPECIALIST  
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