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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Conway Road*

PONTCANNA

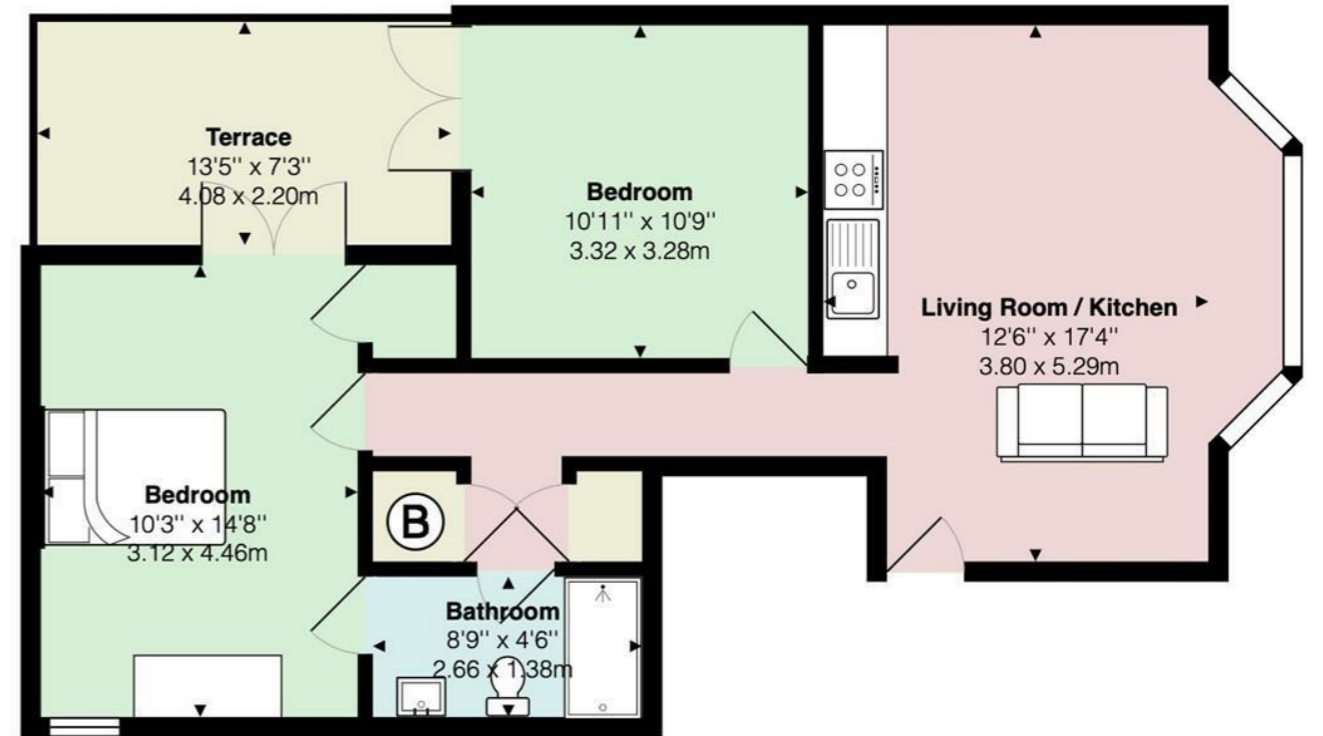


Comments by Ms Gemma Simmonite



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

[gemma.simmonite@jeffreycross.co.uk](mailto:gemma.simmonite@jeffreycross.co.uk)



Conway Road

Total Area: 641 ft<sup>2</sup> ... 59.5 m<sup>2</sup> (excluding terrace)

All measurements are approximate and for display purposes only

Comments by the Homeowner



# Conway Road

*Pontcanna, Cardiff, CF11 9NU*

PCM

**£1,650 PCM**



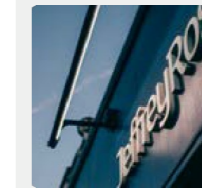
2 Bedroom(s)



1 Bathroom(s)



624.00 sq ft



Contact our  
***Pontcanna Branch***

02920 499680

Jeffrey Ross are delighted to market this stunning, high spec two bedroom apartment on the ever popular Conway Road in Pontcanna. In close proximity of all the amenities of Cathedral Road and less than a hundred meters away from Pontcanna Fields this ground floor apartment is ideally located. The property comprises of open plan living room/kitchen with bay fronted windows and appliances built in (including washer-dryer, dishwasher and fridge-freezer), and benefits from underfloor heating. Two double bedrooms, both with access to a small private courtyard and a family bathroom done to a very high standard with walk in shower. The property is part-furnished.

EPC Rating: D

Council Tax Band: D

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 