



Flat A Pont Ely Court 15 Bassett Street

Canton, Cardiff CF5 1PP

£975 Per Calendar Month

HARRIS & BIRT



Harris and Birt are pleased to offer to the rental market this purpose-built apartment situated in the popular area of Canton, Cardiff. The property is ideally located just a short distance from Cardiff city centre, offering easy access to a wide range of local amenities, including cafés, restaurants, shops and leisure facilities. Excellent public transport links are close by with regular bus services into the city centre, along with convenient road links to the A48 and M4, making the property well suited to professionals and commuters alike.

The accommodation comprises a good-sized main living room, two double bedrooms, and a modern kitchen fitted with an integral oven, hob and hood, with washing machine and fridge to remain. There is also a modern bathroom/WC with an electric shower over the bath. The property has been recently painted throughout and benefits from new carpets.

Additional features include double glazing, electric heating, one allocated parking space, and a communal garden to the rear. The property is offered furnished. Monthly rental is £975 pcm with a deposit of £1,075. EPC rating C. Council Tax Band C. Available immediately.

If you'd like this tightened further for property portals or adjusted in tone, just let me know.

Exterior

Double glazed external front door leading to an entrance hallway and carpeted stairs to first floor.

Hallway

Entrance hallway with wall mounted electric heater. Economy 7 controls for heating and hot water. Two cupboards - one housing tank and the second cupboard offering extra storage space. Wall mounted coat rack. Access to all rooms

Living Room 12'2 x 9'11 (3.71m x 3.02m)

A good size main reception room. Double glazed windows overlooking front aspect. Wall mounted electric heater. Roller blinds. Pendant ceiling light.

Kitchen 5'4 x 8'7 (1.63m x 2.62m)

Galley style kitchen fitted with a matching range of wall and base units including integral oven, hob and hood. Undercounter fridge and Beko washing machine to remain. Single stainless steel sink and drainer unit with mixer tap. Double glazed window to side aspect. Cushion flooring. Wall mounted Dimplex wall heater. Ceiling light

Bathroom/wc

White suite with panelled bath, pedestal wash hand basin and low level flush wc. - all with chrome fittings. Opaque double glazed window to side aspect. Wall mounted Dimplex electric wall heater. Wall mounted mirror door cabinet above the wash hand basin. Triton "Vega" electric shower over the bath with shower rail and curtain. Fully tiled around the bath and to splashbacks.

Bedroom One 9'8 x 10'1 (2.95m x 3.07m)

Two double glazed windows overlooking rear aspect. Wall mounted electric heater. Curtain pole with curtains. Pendant ceiling light and shade.

Bedroom Two 7'10 x 10'8 (2.39m x 3.25m)

Double glazed window overlooking rear aspect. Wall mounted electric heater. Curtain pole with curtains. Inset ceiling light.

Exterior Rear

Access via a side gate and path to an enclosed communal area with wheelie bin space. To the front is one allocated parking space





HARRIS & BIRT

Awaiting
Floor Plans

HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

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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		70	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	