



CATHEDRAL ROAD

PONTCANNA







# CATHEDRAL ROAD

PONTCANNA, CF11 9PL - £3,500 PCM



5 bedroom(s)



3 bathroom(s)



3794.00 sq ft

Jeffrey Ross are proud to bring to the market this executive home on one of Cardiff's most prestigious roads. This comprehensively refurbished Victorian home is a fine example of how you combine a period property with contemporary living and briefly comprises entrance hall, bay fronted lounge, a stunning extended kitchen/dining/day area with a bespoke, tastefully designed, fully fitted kitchen. There is also a utility area, cloakroom w.c and a basement. To the first floor are three double bedrooms. The master bedroom benefits from a walk-in wardrobe and en-suite bathroom with a feature roll top bath. There is also a further en-suite bathroom and a family bathroom on this floor. To the second floor are further two bedrooms and another large family bathroom. To the rear there is a good sized, landscaped garden and double garage. The property further benefits from SONOS surround sound, underfloor and smart heating, a sophisticated CCTV and video intercom system, bi-folding doors and electric sky light windows, double glazing throughout and an off road parking option in the garage. Unfurnished.

EPC Rating - C  
Council Tax Band - I

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.

## PROPERTY SPECIALIST

**Ms Gemma Simmonite**

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Lettings Negotiator










### 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>	69	78
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	









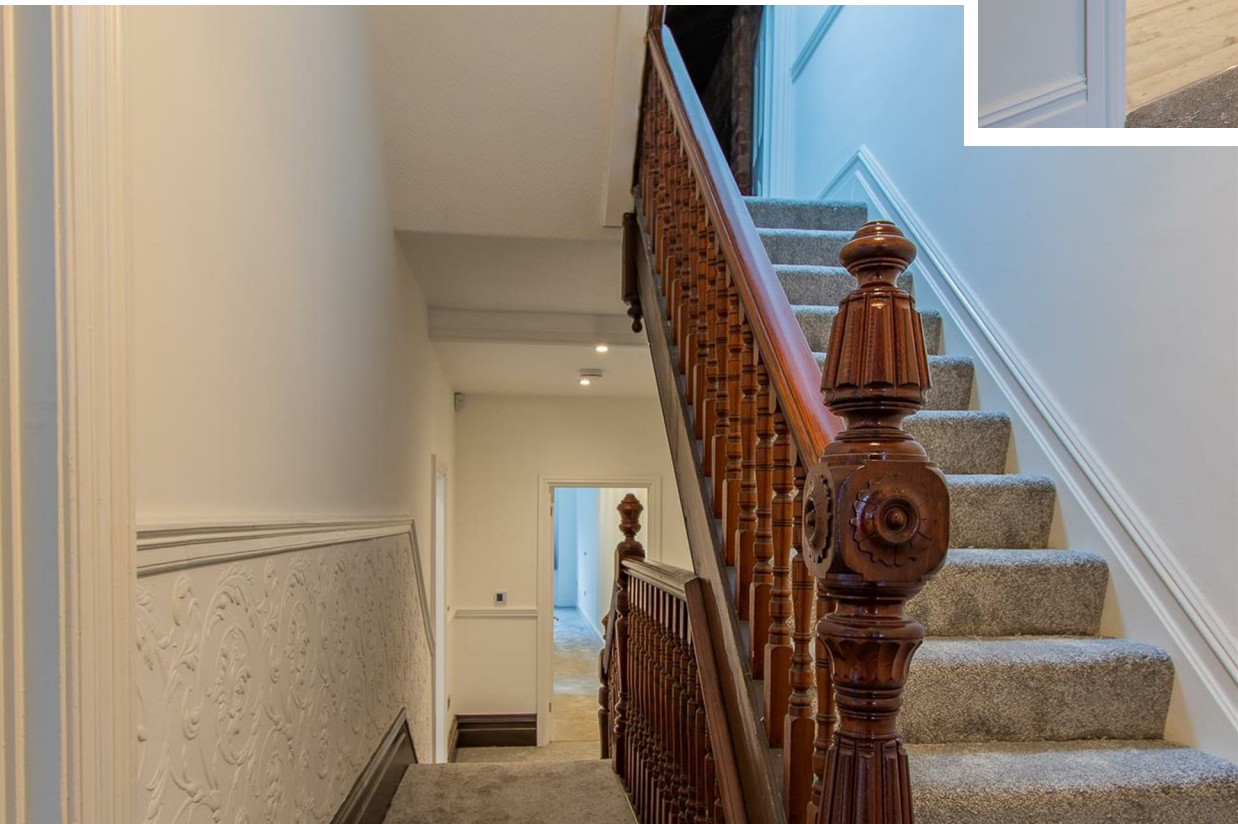




























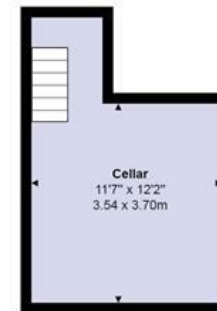
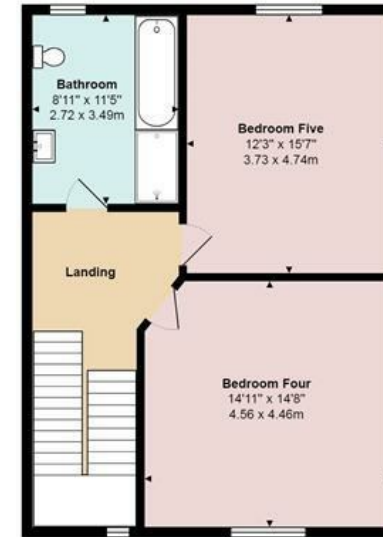
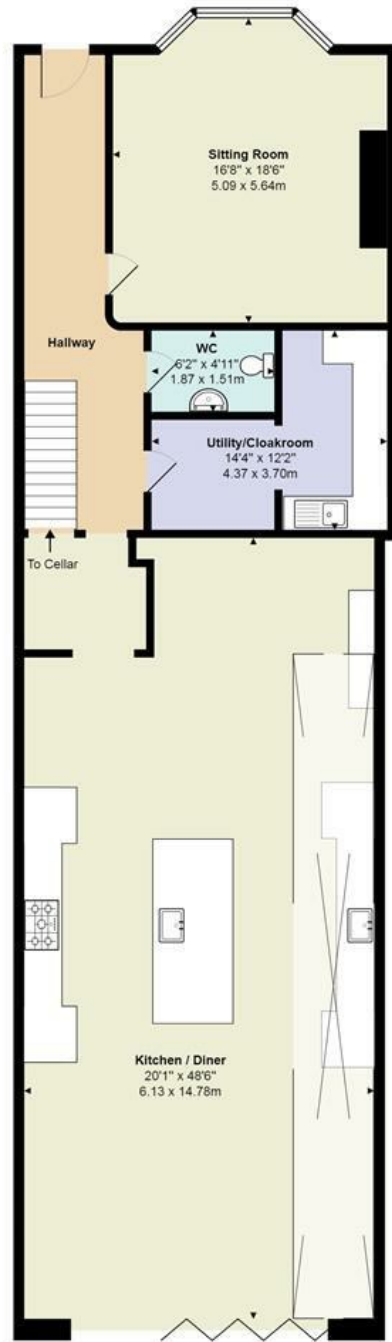
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A classic Pontcanna property in a prime location

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Comments by Ms Gemma Simmonite





179 Cathedral Road

Total Area: 3794 ft<sup>2</sup> ... 352.5 m<sup>2</sup>

All measurements are approximate and for display purposes only



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