



MORTIMER ROAD

PONTCANNA





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PONTCANNA, CF11 9LA - £1,650 PCM



3 bedroom(s)



1 bathroom(s)



1063.00 sq ft

Jeffrey Ross are delighted to market this newly renovated three bedroom house on the ever popular Mortimer Road in the centre of Pontcanna. Within a stones throw of all of the amenities of Cathedral Road, Pontcanna Fields and walking distance to the City Centre this property is ideally located. The property briefly comprises of entrance hallway, large open plan living room / diner, newly fitted kitchen with appliances included, exceptionally large bathroom on the ground floor with separate bath and walk-in shower. To the first floor we have a large master bedroom, and two other double bedrooms. The property further benefits from a low maintenance rear garden and Gas Central Heating. A MUST SEE!

EPC Rating: D

Council Tax Band: F

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

Mr Gwyn Davies

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Lettings Manager







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	









Mortimer Road, Pontcanna



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Comments by Mr Gwyn Davies

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42 Mortimer Road

Total Area: 1063 ft² ... 98.7 m²

All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

Jeffrey Ross