



LLANFAIR ROAD

PONTCANNA





LLANFAIR ROAD

PONTCANNA, CF11 9QB - £1,600 PCM



3 bedroom(s)



1 bathroom(s)



1174.00 sq ft

A well presented three bedroom house which is situated in the very popular location of Pontcanna which offers excellent local amenities and is within walking distance of the City centre. The accommodation comprises of bay fronted lounge with traditional fireplace, second reception for dining/living/study, modern kitchen diner and utility room. The first floor are two double bedrooms, one single and bathroom with shower. Rear garden and street parking.

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

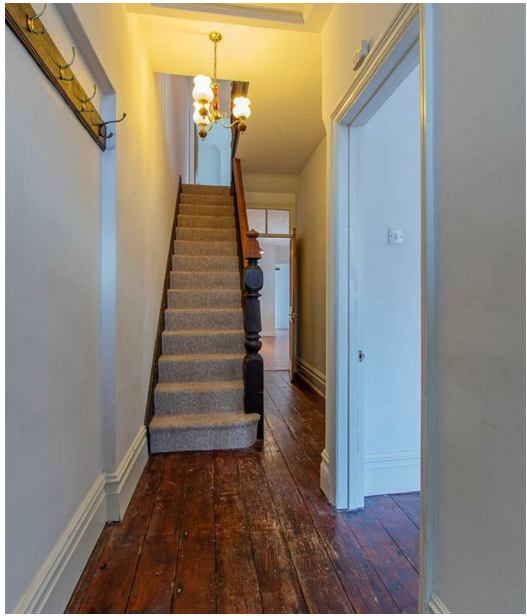
Mr Gwyn Davies

gwyn@jeffreycross.co.uk


Lettings Manager







Energy Efficiency Rating

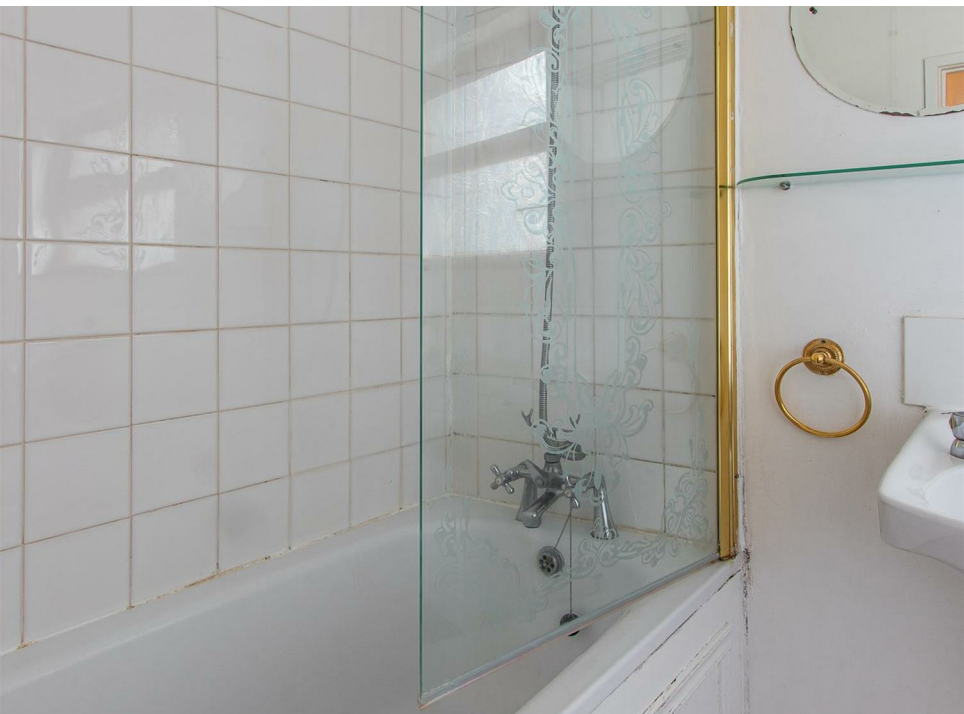
| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 55 | 57 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |











”

Comments by Mr Gwyn Davies

”

Llanfair Road, Pontcanna



Total Area: 109.1 m² ... 1174 ft²

All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

Jeffrey Ross