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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Summerau Court*

PENCISELY ROAD



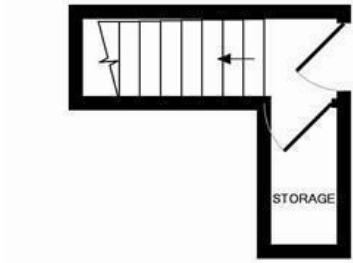


Comments by Ms Gemma Simmonite



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

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



ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 43 SQ.FT.  
(4.0 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 970 SQ.FT.  
(90.1 SQ.M.)

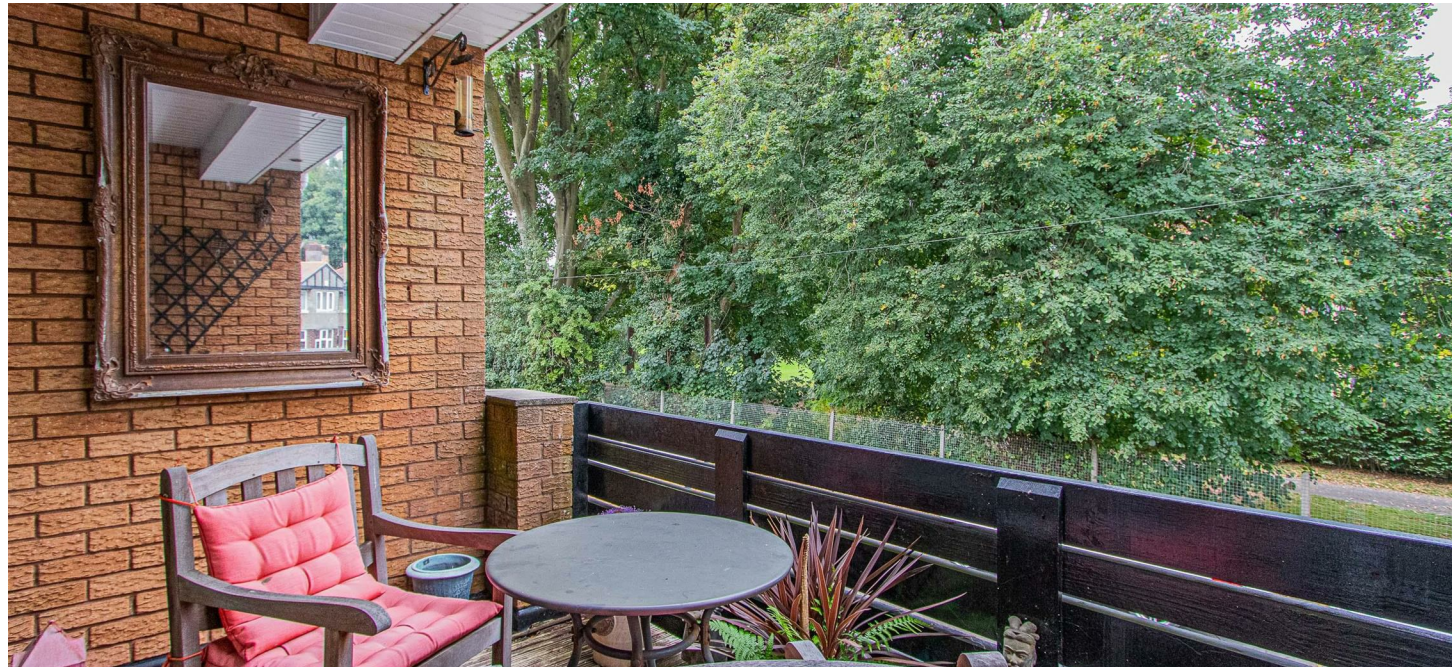
TOTAL APPROX. FLOOR AREA 1013 SQ.FT. (94.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Comments by the Homeowner





# Summerrau Court

*Pencisely Road, Cardiff, CF5 1EB*

PCM

**£1,450 PCM**



2 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our  
***Pontcanna Branch***

02920 499680

A stunning 2 bedroom maisonette situated just off Pencisely Road and next to the entrance to Thompson Park. The accommodation comprises of lounge/dining room with double doors leading to enclosed balcony, separate fitted kitchen, two good size bedrooms, with a third option which is currently being used as a dressing room with fitted storage, beautiful bathroom with separate shower. Furnished to a high standard, gas central heating and double glazing. Garage Included.

EPC RATING of D  
COUNCIL TAX BAND of E

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. 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 Tenancy or failed to take reasonable steps to enter into the tenancy agreement.

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