



PENHILL ROAD

PONTCANNA





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PONTCANNA, CF11 9PR - £1,300 PCM



2 bedroom(s)



1 bathroom(s)



879.00 sq ft

A handsome first floor apartment with uninterrupted views over Llandaff Fields. The accommodation occupies the whole of the first floor and is presented to the highest standard. The property comprises of in brief: Living room, dining hall, kitchen, bedrooms one and two and luxury bathroom. We strongly recommend viewing of this property which is offered for rent. Please take a look at our VR tour of this property.

EPC Rating: D

Council Tax Band: D

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 Ryan Evans


ryan@jeffreycross.co.uk

Administrator





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	









Penhill Road, Pontcanna, Cardiff



COMMUNAL HALL

Entered via solid wood door from the side of the building. The entrance is for access to the first and second floor apartment. Tiled flooring.

HALLWAY

With access to living room, kitchen, bedroom one, bedroom two and bathroom. Open plan dining area within the hallway. Access to under-stairs cupboard.

LIVING ROOM

A beautiful room with original, refurbished sash windows overlooking Llandaff Fields. Carpeted floor and flat plastered ceilings and ornate cornice. Radiator.

KITCHEN

With views over Llandaff Fields from the luxury kitchen fitted with a range of shaker style base and eye level units with contrasting granite work surfaces and up-stands. Under-mount stainless steel sink with mixer tap over. Tiled splash-back. Integrated fridge, freezer and dishwasher. Original sash window.

DINING AREA

A useful dining area with wood effect flooring and access to under-stairs storage cupboard currently housing tumble dryer.

BEDROOM ONE

A large double bedroom with a impressive original sash bay window and views to Llandaff Fields. The room benefits from a range of wardrobe and drawer storage with carpeted flooring, flat plastered walls and ceiling and ornate cornice. Radiator.

BEDROOM TWO

A second double bedroom currently used as study/guest room with original cast iron fireplace, original refurbished sash bay window and flat plastered walls and ceilings and cornice. Carpeted flooring and radiator.

BATHROOM

Fitted with a luxury Villroy & Boch suite comprising of double end bath with mixer tap, rain shower over with wall mounted thermostatic controls, wall hung wash hand basin with mixer tap and wall hung WC. Vanity shelf and mirror, cupboard shelving and towel radiator. Limestone tiled walls and floor. Original bay sash window and an original lead light window.

TO THE OUTSIDE

The apartment is accessed at the side of the building and there is a small terraced area at the top of the first floor stair access.

TENURE

We are advised the property has a 1/3 share of the freehold with a lease in place with approximately 990 years remaining.

SERVICE CHARGE

£130pa to cover all maintenance and insurance.

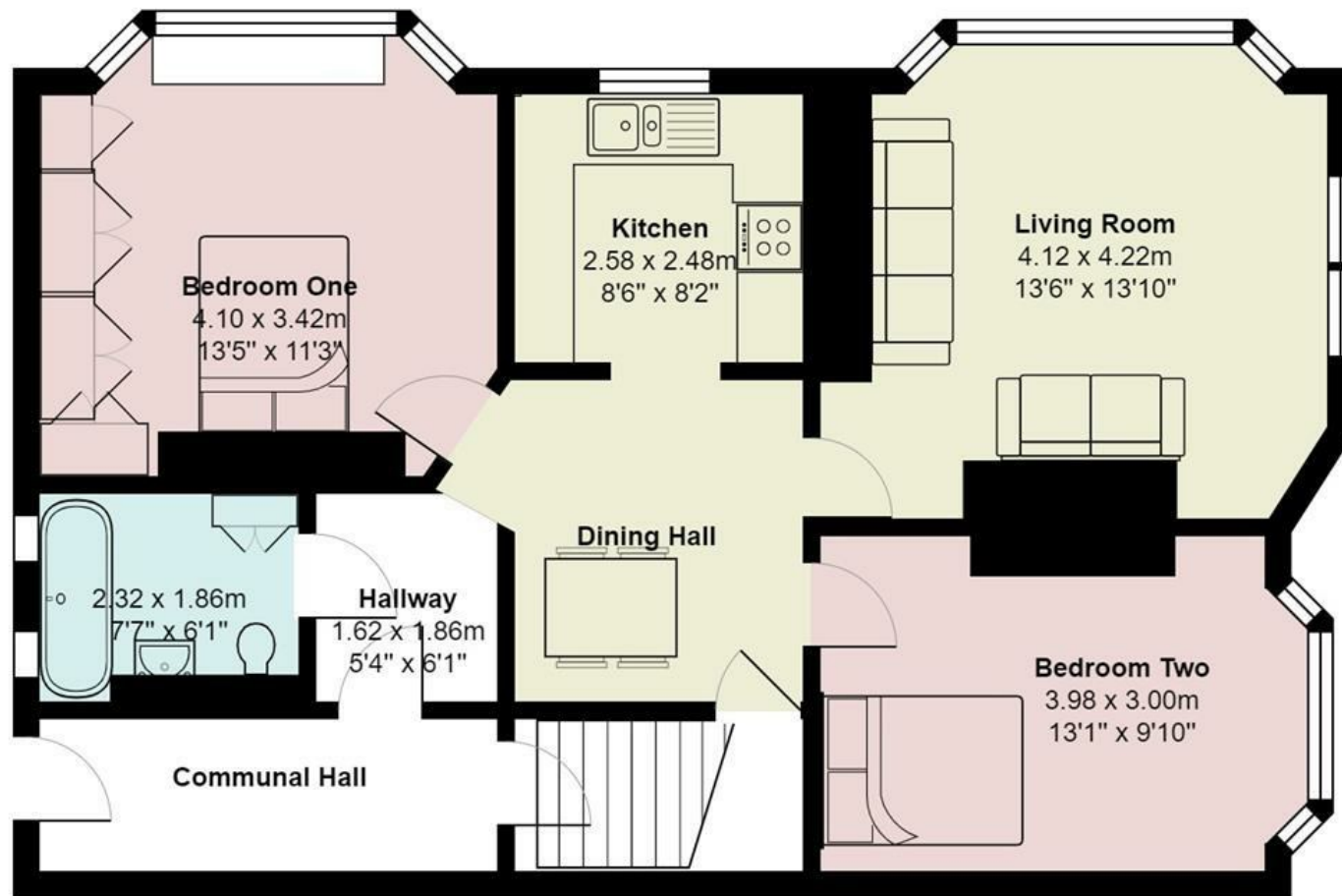
GROUND RENT

N/A

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Comments by Mr Ryan Evans

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Penhill Road

Total Area: 81.7 m² ... 879 ft² (incl communal Hall)

All measurements are approximate and for display purposes only

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Jeffrey Ross