

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL



*Llanfair Road*





Comments by Ms Gemma Simmonite



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

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



55B Llanfair Road

Total Area: 882 ft² ... 81.9 m²

All measurements are approximate and for display purposes only



# Llanfair Road

, Cardiff, CF11 9QA

PCM

£1,250 PCM



2 Bedroom(s)



2 Bathroom(s)



882.00 sq ft



Contact our  
***Pontcanna Branch***

02920 499680

Jeffrey Ross are pleased to market this fantastic two-bedroom split level top floor apartment located in the heart of Pontcanna just off Llandaff fields and stone's throw from all the bars, cafes and restaurants Cathedral Road have to offer. A generous bright double aspect living room is located on the first level along with the kitchen which comes complete with an integrated dishwasher, washing machine, fridge freezer, gas hob and electric oven. The first of the bedrooms is on this floor, along with the main bathroom which includes a shower enclosure, sink and WC. On the second floor is a spacious double room, with an en-suite bathroom. The property is offered largely unfurnished, but comes with a dining suite and a double wardrobe. On street parking is available. Gas central heating.

Council Tax Band: C

EPC Rating: TBC

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.



CARDIFF

VALE

CAERPHILLY

BRISTOL

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)







| 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                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

