RYDER STREET

PONTCANNA

LAUNDRY

RYDER STREET

PONTCANNA, CF11 9BR - £2,350 PCM

3 bedroom(s) 1 bathroom(s) 1540.00 sq ft

Jeffrey Ross are pleased to market this beautiful three bedroom family home on Ryder street. Bay fronted and with wooden sash windows, the property is slightly setback from the road which is blocked at one end making it quiet for traffic. To the ground floor are two large reception rooms both with solid wood flooring and two beautiful sandstone fireplaces. To the rear is the modern integrated kitchen which boasts an island with a large gas hob. Doors open to the rear garden and make the space feel bright and airy. For convenience there is also a downstairs WC and separate utility area.
To the first floor and typical of this period of property are the front and middle rooms, which are good size double bedrooms and the rear is a slightly smaller third which comes with a great amount of fitted cupboard space. The family bathroom comes complete with a separate shower and bath. The property is offered unfurnished and benefits from Gas Central Heating

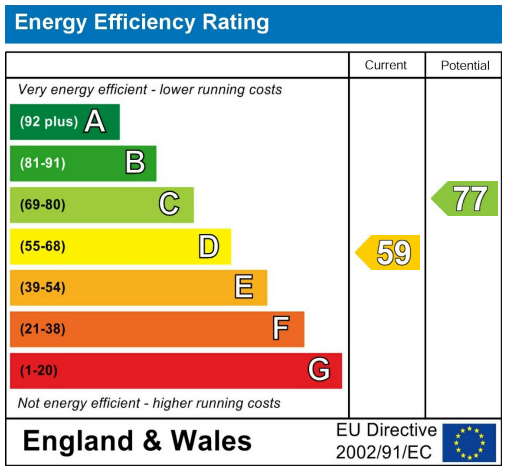
Council Tax Band F
EPC rating: D

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

Ms Gemma Simmonite
gemma.simmonite@jeffreyross.co.uk

Lettings Negotiator


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
59
77
England & Wales
EU Directive 2002/91/EC

Ryder Street, Pontcanna, Cardiff

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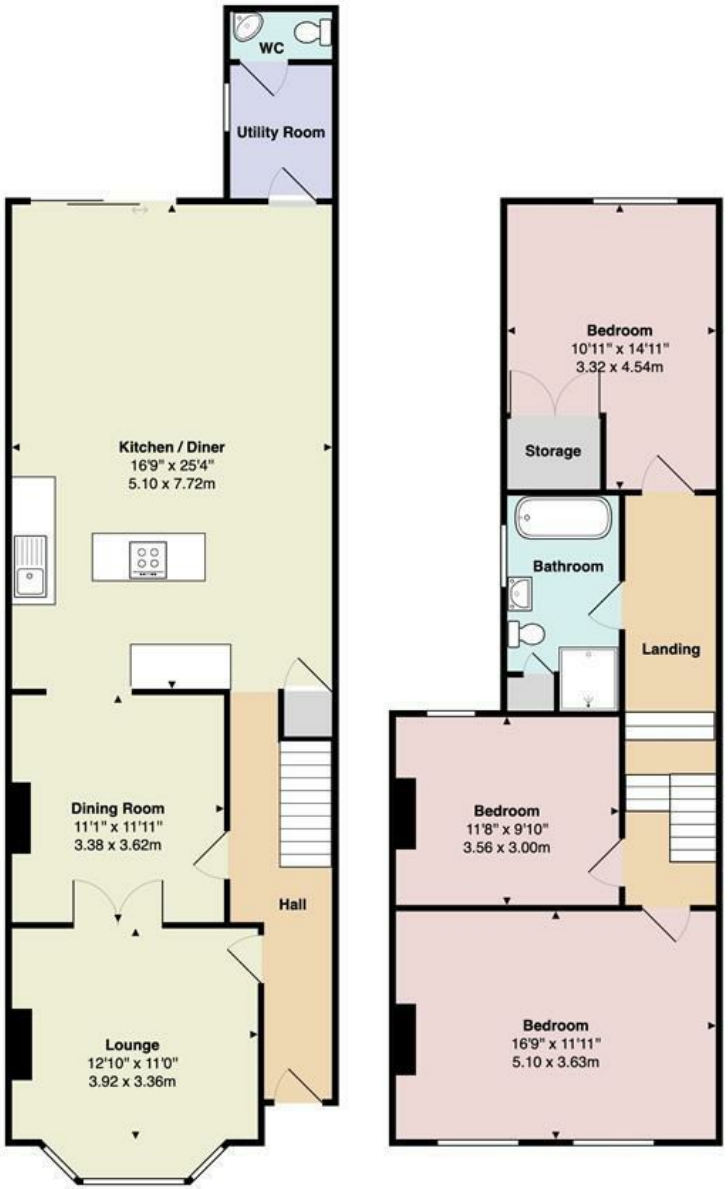
Comments by Ms Gemma Simmonite



Ryder Street

Total Area: 1540 ft² ... 143.1 m²

All measurements are approximate and for display purposes only

JeffreyRoss

www.jeffreyross.co.uk