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CARDIFF

VALE

CAERPHILLY

BRISTOL

30 Plasfurfurton Avenue

PONTCANNA



Comments by Ms Gemma Simmonite



Property Specialist
Ms Gemma Simmonite
 Lettings Negotiator

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Plasturton Avenue, Pontcanna



Total Area: 1748 ft² ... 162.4 m²

All measurements are approximate and for display purposes only

Classic Pontcanna terrace on one of the areas favourite roads.

Comments by the Homeowner





30 Plasturton

Pontcanna, Cardiff, CF11 9HH

PCM

£2,200 PCM



3 Bedroom(s)



2 Bathroom(s)



1748.00 sq ft



Contact our
Pontcanna Branch

02920 499680

We are pleased to offer this stunning 3 bedroom bay fronted property on one of the most sought after addresses in Cardiff. This period property in the tree lined Avenue in Pontcanna is perfect for families or professionals looking for that bit of extra space. Ideally situated for all the local amenities and just a short stroll into the City Centre. The property briefly comprises; Hallway with original tiled flooring, bay fronted lounge with sash windows and original feature fireplace, dining room with original feature fireplace leading in to stunning fully integrated modern kitchen with "Miele" appliances, and bi-folding doors into the rear garden which is part patio and lawn. First Floor: Bay fronted master bedroom with sash windows and feature fire place, two further double bedrooms again with the sash windows and feature fireplace. Modern bathroom with separate WC and another modern shower room with WC.

The property also benefits from Gas Central Heating.

EPC RATING of D
COUNCIL TAX BAND of G

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. JeffreyRoss 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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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 83 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

