

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



30 CATHEDRAL ROAD  
PONTCANNA

# 30 CATHEDRAL ROAD

PONTCANNA, CF11 9LZ - £1,395 PCM

2 bedroom(s) 2 bathroom(s) 711.00 sq ft

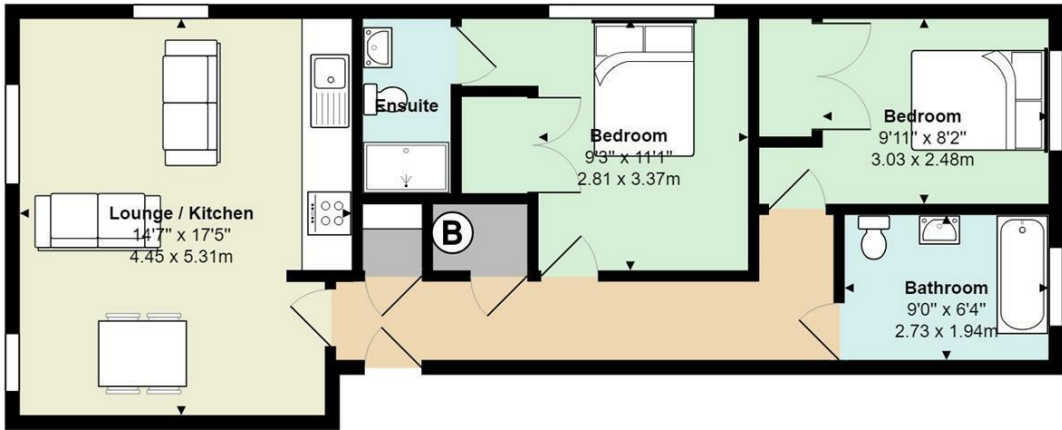
Located opposite Bute Park in the heart of Pontcanna and just a 10 minute walk into the City Centre is this stunning Victorian villa that offers a selection of brilliant apartments. On offer here is a spacious and stylish 2nd floor apartment that is offered furnished. The property is located on this sought after tree-lined road, just a stones throw from the City Centre. The contemporary interior has been refurbished to a high standard and briefly comprises open plan living area with fitted kitchen, two double bedrooms, the master with en-suite and shower room. The property also benefits from an allocated parking space. A great opportunity in a central, Pontcanna location. Available from 25/09/26

EPC RATING of D  
COUNCIL TAX BAND of F

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.



## Gwynt Mansions, Pontcanna



Total Area: 711 ft² ... 66.1 m²  
All measurements are approximate and for display purposes only

PROPERTY SPECIALIST  
Ms Gemma Simmonite  
gemma.simmonite@jeffreycross.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 |                         |           |
|                                             | 74                      | 83        |
| England & Wales                             | EU Directive 2002/91/EC |           |