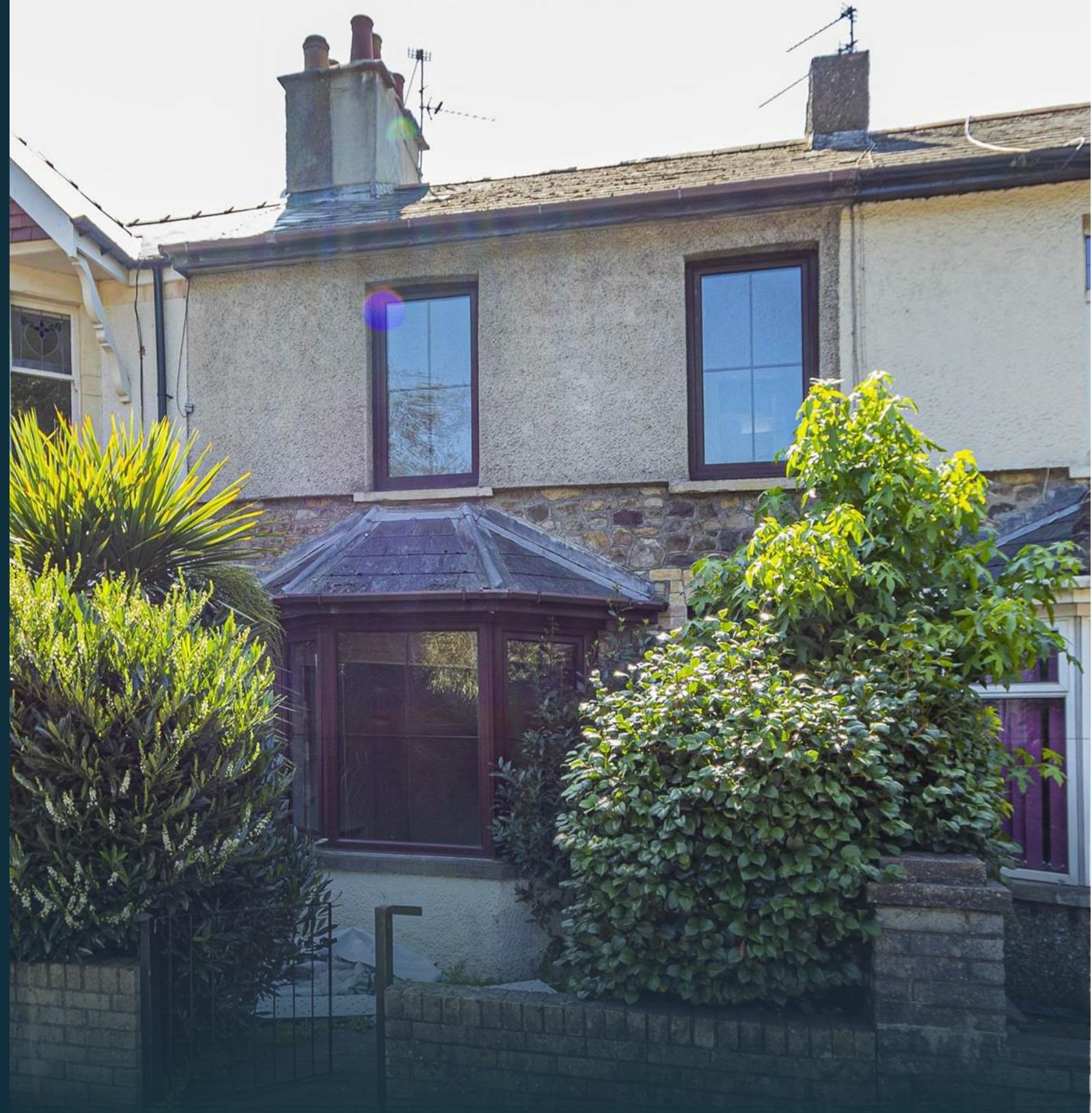


CARDIFF'S HOME FOR  
**STYLISH SALES**  
**& LETTINGS**

JeffreyRoss

PENHILL ROAD  
PONTCANNNA



# PENHILL ROAD

PONTCANNA, CF11 9PQ - £1,700 PCM

3 bedroom(s) 1 bathroom(s) 1160.00 sq ft

JeffreyRoss are delighted to market this newly refurbished three bedroom terraced house on Penhill Road in Pontcanna. The property is located directly opposite Pontcanna Fields and the ground floor comprises of entrance hallway, living room at the front of the property with bay fronted windows, separate dinning room, separate kitchen with a large breakfast room/ sun room attached further leading to a downstairs W/C and french door access to a low maintenance south facing rear garden. The first floor further comprises of two large double bedrooms, both with build in wardrobes/storage, family bathroom with bath and shower and a single bedroom/study to the rear. The property is available unfurnished.

Video Tour Available (Aug 2021):  
<https://youtu.be/6v0YwCijSmo>

EPC Rating: D  
 Council Tax Band: 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.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## PROPERTY SPECIALIST

Ms Gemma Simmonite

gemma.simmonite@jeffreyross.co.uk

Lettings Negotiator

Penhill Road  
 Total Area: 107.7 m<sup>2</sup> ... 1160 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only