



CATHEDRAL ROAD

PONTCANNA





CATHEDRAL ROAD

PONTCANNA, CF11 9QH - £1,100 PCM



1 bedroom(s)



1 bathroom(s)



sq ft

Jeffrey Ross are please to offer this luxury ground floor flat in this prestigious conversion of a fine Victorian Villa on the ever popular Cathedral Road in Pontcanna. The property is ideally located walking distance from the City Centre, the amenities of Cathedral Road and Pontcanna Fields. The immaculately presented accommodation comprises: Hall, utility cupboard, bay fronted living room, stylish fitted kitchen, spacious double bedroom, beautiful bathroom and enclosed courtyard garden.

EPC Rating E
Council Tax Band E

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@jeffreyyross.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	53	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

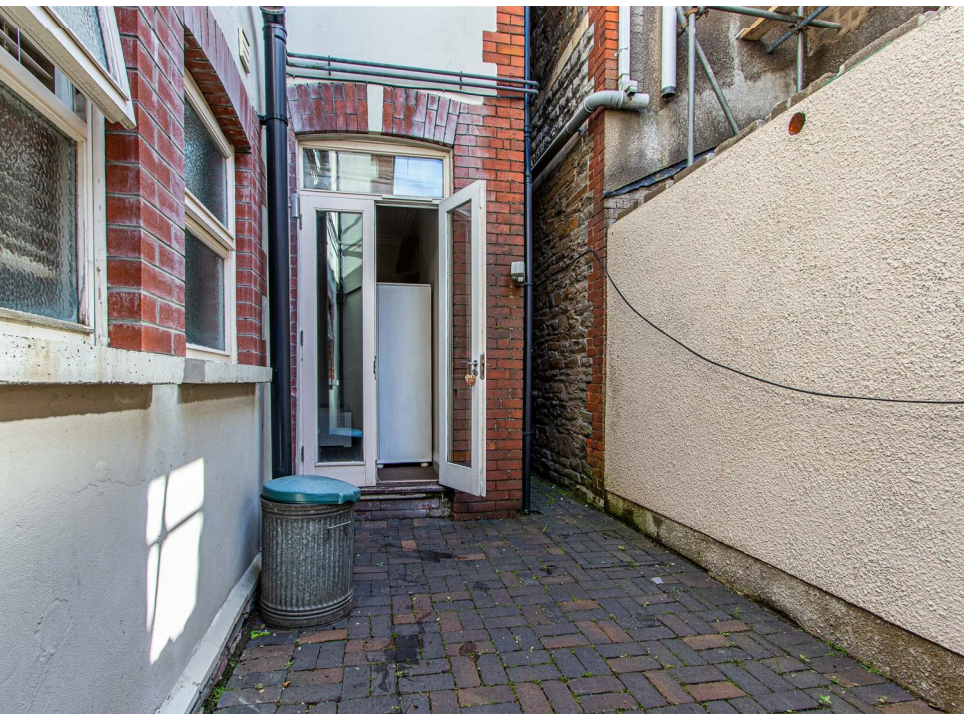








Magnolia, Cathedral Road, Pontcanna



”

”

Comments by Ms Gemma Simmonite

1 Magnolia, 129 Cathedral Road, Pontcanna CF11 9QH



Total Area: 584 ft² ... 54.3 m²

All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

Jeffrey Ross