



CATHEDRAL ROAD





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, CF11 9PL - £795 PCM



1 bedroom(s)



1 bathroom(s)



sq ft

UNFURNISHED spacious one double bedroom first floor flat located in the popular residential area of Pontcanna. Situated close to all local amenities and within walking distance to the City Centre. Briefly comprises:- Entrance hall, refurbished shower room. Kitchen to include fitted electric hob, oven and grill, washing machine and fridge. Spacious lounge and double bedroom. Economy seven heating. UPVC double glazing. Available for occupation in late October.

Council Tax: E

EPC: 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


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Lettings Negotiator





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	











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Comments by Ms Gemma Simmonite



4, 167 Cathedral Road

Total Area: 523 ft² ... 48.6 m²

All measurements are approximate and for display purposes only

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