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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Cathedral Road*

PONTCANNA



Comments by Ms Gemma Simmonite

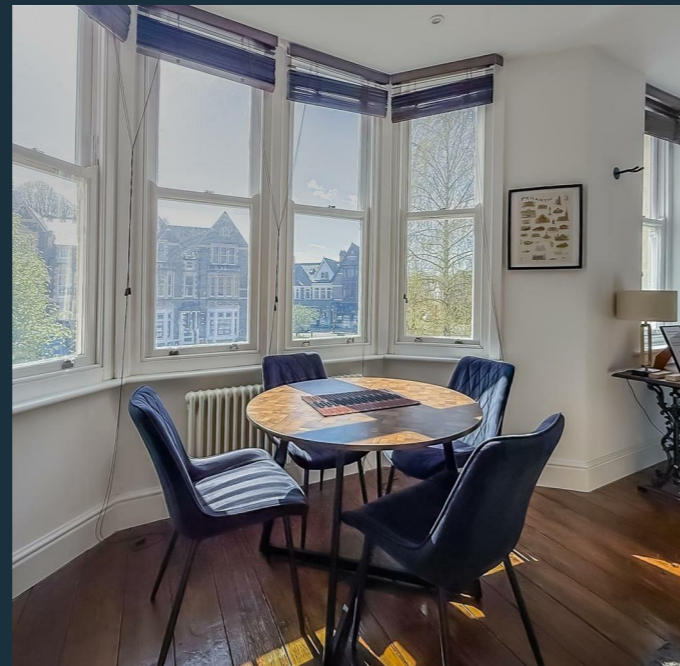


**Property Specialist**  
**Ms Gemma Simmonite**  
Lettings Negotiator

[gemma.simmonite@jeffreycross.co.uk](mailto:gemma.simmonite@jeffreycross.co.uk)

*Large bay fronted apartment in the heart of Pontcanna*

Comments by the Homeowner





# Cathedral Road

Pontcanna, Cardiff, CF11 9JE

PCM

£2,300 PCM



1 Bedroom(s)



1 Bathroom(s)



672.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

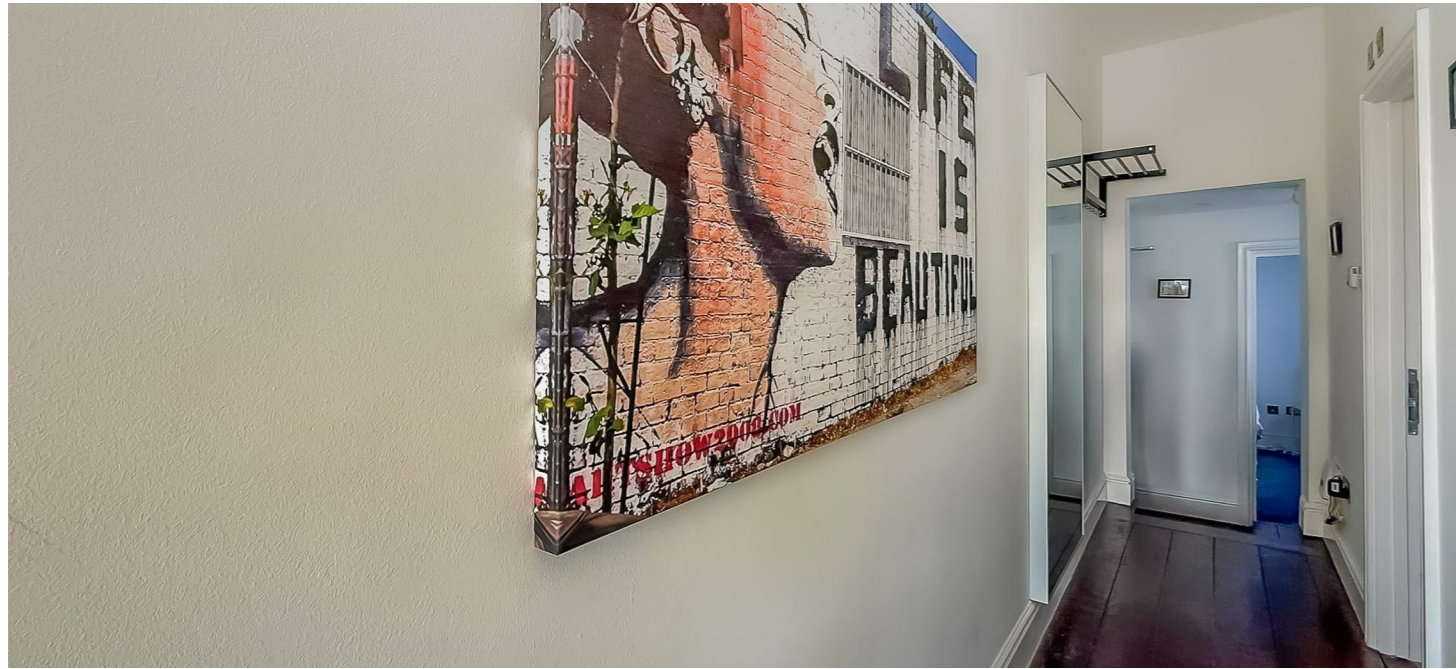
SERVICED ACCOMODATION AVAILABLE - All bills included such as gas, water, electric, council tax and WiFi. Option available for fortnightly cleaning at additional cost.

Jeffrey Ross are delighted to market this rare opportunity for a serviced let on the ever popular Cathedral Road in Pontcanna. The property is ideally located at the top of Cathedral Road therefore walking distance to all the amenities Pontcanna has to offer including Pontcanna Fields whilst also being a further 5 minutes from the City Centre. The property has been furnished to a high standard throughout and comprises of entrance hallway, bathroom with bath and shower overhead, double bedroom with fitted wardrobes, large open plan living room and kitchen with appliances included with a south facing bay fronted windows. The property is offered fully furnished with all bills included as mentioned above.

Short Term contract available!

EPC Rating: C  
Council Tax Band: Included

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.





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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 