

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



CONWAY ROAD  
PONTCANNA

# CONWAY ROAD

PONTCANNA, CF11 9NU - £1,300 PCM

2 bedroom(s) 1 bathroom(s) 602.00 sq ft

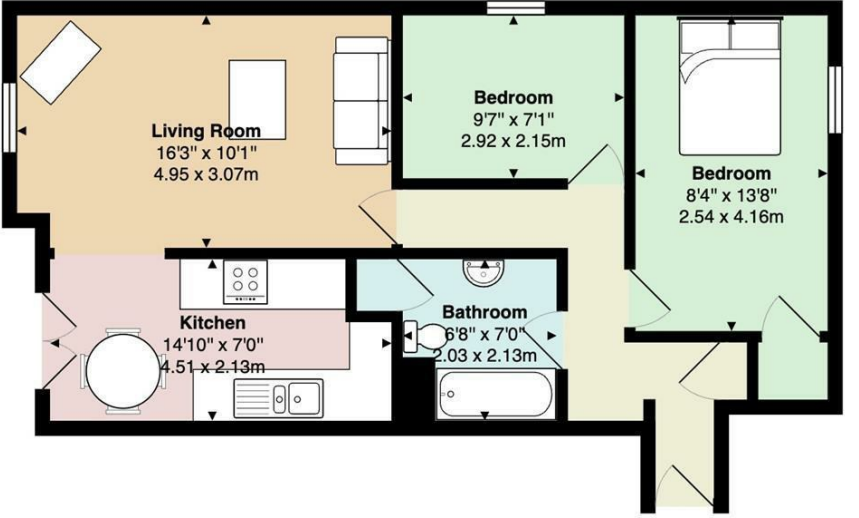
On the popular and very well-located Conway Road, Pontcanna is offered this spacious and newly renovated and decorated two bedroom apartment that is located on the upper-ground floor. Caernarvon Court is a popular development of apartments just a few doors down from 'The Conway' and 400m from Llandaff fields. If you're looking for classic Pontcanna living, Conway Road is the road for you! Internally, the property offers two bedrooms with newly fitted carpets, an impressive living space with Juliet balcony, leading to a modern-fitted kitchen with breakfast bar and white goods including a dishwasher. The property is completed by a modern-fitted bathroom suite with bathtub and shower over. The property further benefits from one under croft parking space which is accessed via secure, gated entry. Street parking is also available. A lovely property in the heart of Pontcanna.

EPC Rating: D  
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.



| 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>                            |                         |         |           |
| (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 |         |           |



PROPERTY SPECIALIST  
**Ms Gemma Simmonite**  
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 Lettings Negotiator



5 Caernarvon Court  
 Total Area: 602 ft² ... 55.9 m²  
 All measurements are approximate and for display purposes only