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CARDIFF

VALE

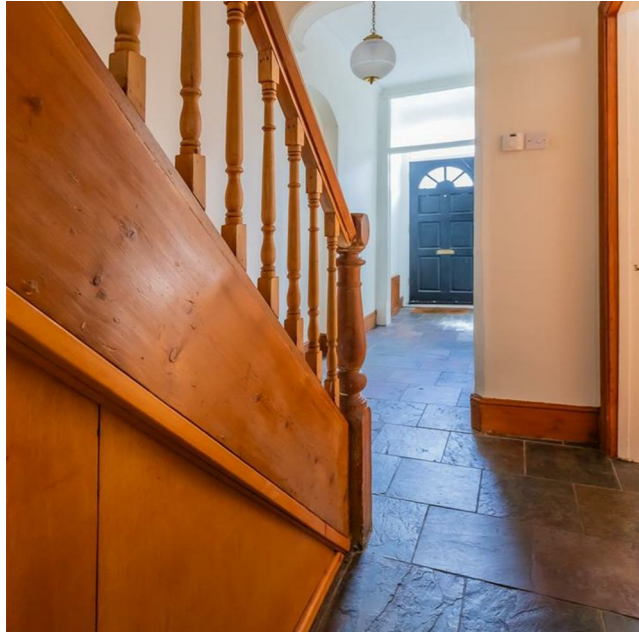
CAERPHILLY

BRISTOL



*Wyndham Road*

PONTCANNA



Comments by Ms Gemma Simmonite

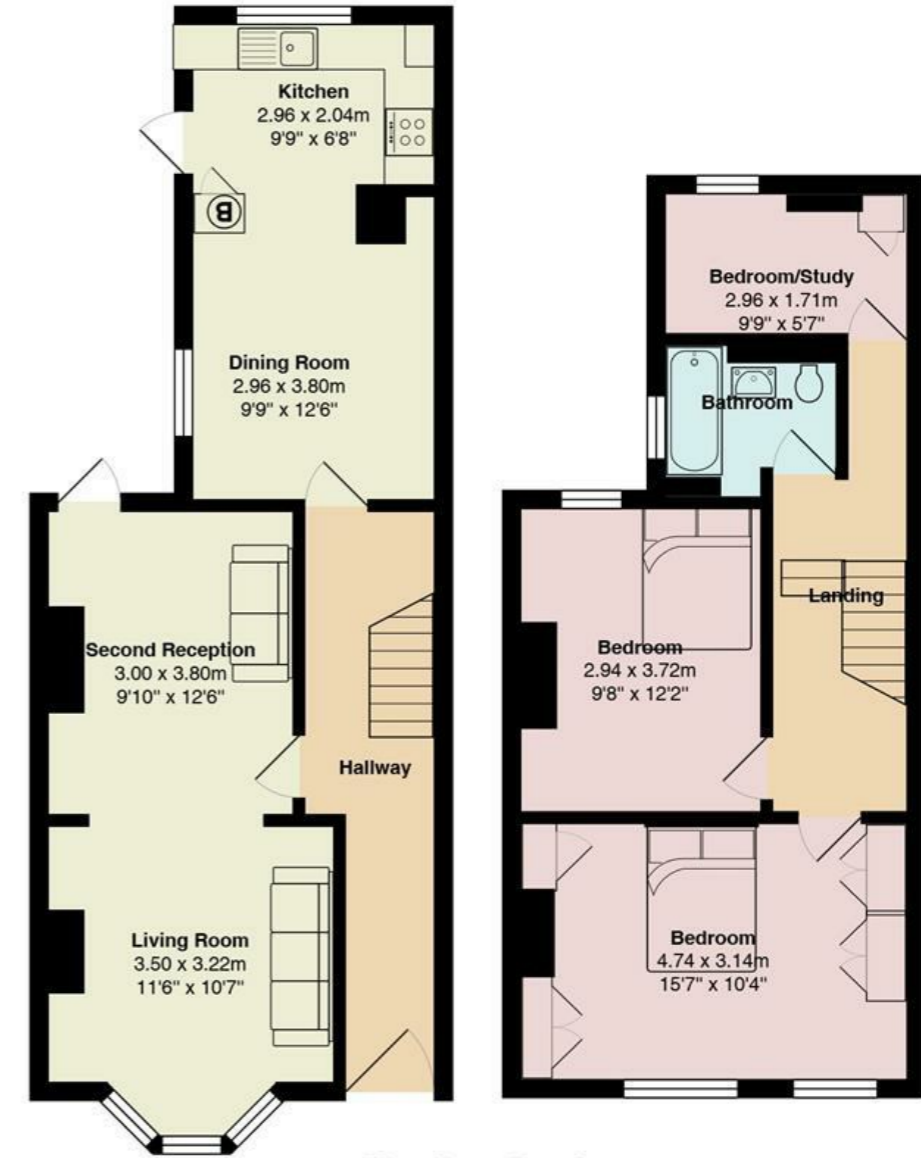


**Property Specialist**  
**Ms Gemma Simmonite**  
Lettings Negotiator

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Comments by the Homeowner



**Wyndham Road**

Total Area: 96.7 m<sup>2</sup> ... 1041 ft<sup>2</sup>

All measurements are approximate and for display purposes only



# Wyndham Road

Pontcanna, Cardiff, CF11 9EJ

PCM

£1,500 PCM



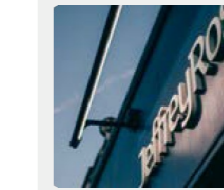
3 Bedroom(s)



1 Bathroom(s)



1041.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

A delightful traditional Victorian terraced property on this ever popular road in Pontcanna. Within walking distance of all local amenities in Pontcanna and Canton with the bonus of also being close to the city centre. The property briefly comprises of entrance hall with slate floors leading to a large bay fronted living room, a separate dining room and kitchen to the ground floor. On the first floor are two double bedrooms, and a small single bedroom plus the family bathroom. To the outside is a low maintenance patio garden. Available from 20/06/26

Council Tax Band: E  
EPC rating: D

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.



#### Hallway

With tiled flooring, door to living room and dining room and radiator. Access to under stairs storage

#### Living Room

A through living room with stripped wood floors, fireplace with wood surround, uPVC double glazed window, a original cornice. Through to:

#### Second Reception

With stripped wood floor, fireplace with wood surround, and uPVC door to rear. Alcove cabinets.

#### Dining Room

Towards the rear of the property with slate tiled flooring, uPVC window to the side and storage cupboards.

#### Kitchen

Fitted with a range of base and eye level units with 5 ring gas hob with integrated oven below and extractor over. Stainless steel sink and drainer, cupboard housing combination boiler. Tiled flooring, UPVC window to the rear and stable door to rear.

#### To the first Floor

Carpeted stairs leading to landing.

#### Landing

Split landing with doors to three bedrooms and family bathroom

#### Bedroom One

To the front elevation with two uPVC windows, cast iron fireplace, alcove storage cupboards and additional built in wardrobe. Carpeted flooring and radiator.

#### Bedroom Two

A second double bedroom with uPVC window to the rear, carpeted flooring and radiator.

#### Bedroom Three

A small single bedroom/study to the rear with uPVC window, carpeted flooring and storage cupboard.

#### Bathroom

Fitted with a contemporary suite comprising of bath with shower over, wall hung wash hand basin with mixer tap over and back to wall WC. Tiled walls and flooring. UPVC window to the side.

#### To the outside

To the front is a small low maintenance garden.

To the rear is a low maintenance courtyard garden with walled and fenced boundaries.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

