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CARDIFF

VALE

CAERPHILLY

BRISTOL



Talbot Street

PONTCANNA



Comments by Ms Gemma Simmonite



Property Specialist
Ms Gemma Simmonite
Lettings Negotiator

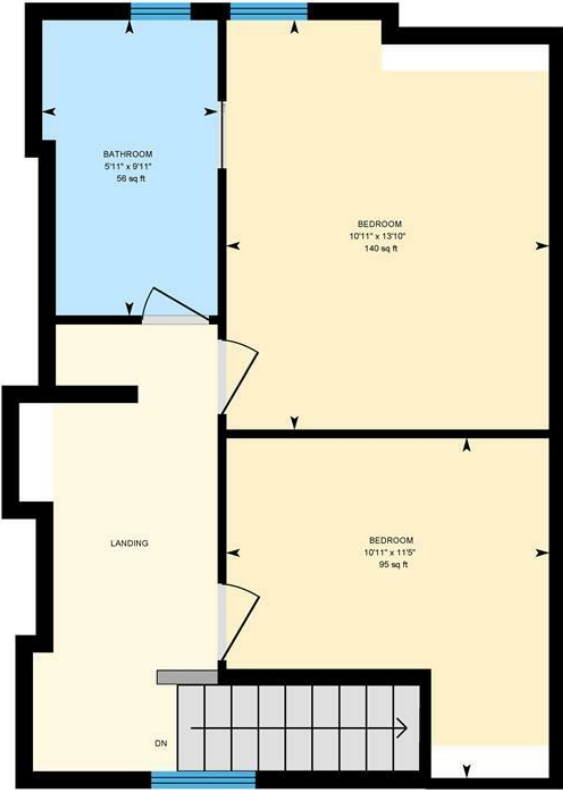
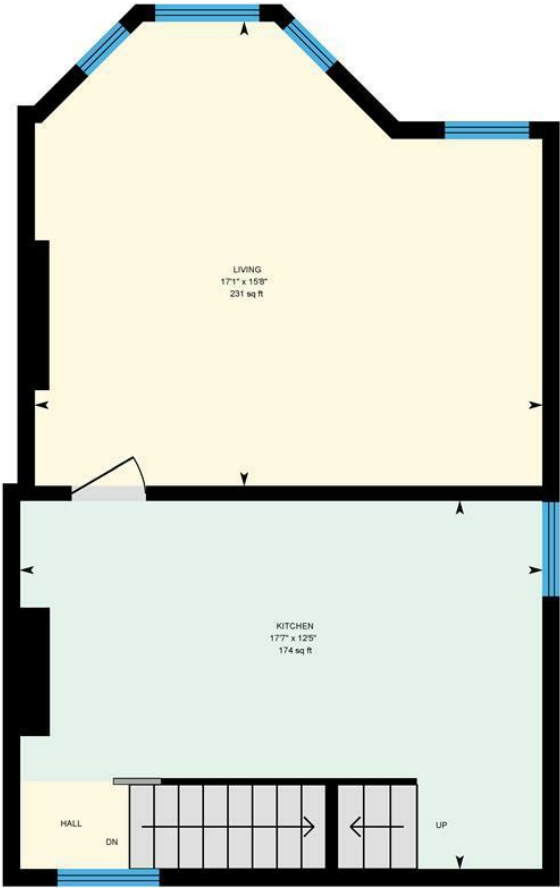
gemma.simmonite@jeffreycross.co.uk



Comments by the Homeowner

Talbot St, Pontcanna, CRF

Main Building: Total Interior Area 883.86 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Talbot Street

Pontcanna, Cardiff, CF11 9BW

PCM

£1,550 PCM



2 Bedroom(s)



1 Bathroom(s)



883.86 sq ft



Contact our
Pontcanna Branch
02920 499680

Jeffrey Ross are pleased to market this very attractive two bedroom maisonette on the ever popular Talbot Street in Pontcanna. The property is ideally located just off Cathedral Road and it's amenities whilst also being a mere 10 minutes from the City Centre. The property benefiting from its own entrance and briefly comprises of a modern fitted kitchen with built in appliances, breakfast bar and a large living/dining area with bay fronted windows. To the first floor the property has a spacious landing, a double bedroom that would work perfectly as a home office, master bedroom with direct access to the Jack & Jill bathroom with bath and shower overhead. The property further benefits from off-road parking and is offered UNFURNISHED. Available 08/08/26

EPC Rating: C
Council Tax Band: C

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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Hall

Kitchen 17'7 x 12'5 (5.36m x 3.78m)

Living Room 17'1 x 15'8 (5.21m x 4.78m)

Landing

Bedroom 10'11 x 11'5 (3.33m x 3.48m)

Bedroom 10'11 x 13'10 (3.33m x 4.22m)

Bathroom 5'11 x 9'11 (1.80m x 3.02m)

Tenure
We are informed by our client that the property is leasehold, this is to b confirmed by your legal advisor.

Council Tax
Band C

Lease Details
Approx 156 years remaining on the lease





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

