



MEADOW STREET

PONTCANNA









## MEADOW STREET

PONTCANNA, CF11 9PY - £1,500 PCM



2 bedroom(s)



1 bathroom(s)



783.00 sq ft

Jeffrey Ross are delighted to market this spacious two bedroom house in the heart of Pontcanna on Meadow Street. The ground floor comprises of large open plan living room/diner with bay fronted windows with wooden shutters, further leading to a fully fitted kitchen with white goods included at the rear of the property with access to a rear low maintenance garden. The first floor further comprises of large bathroom with a walk in shower, two double bedrooms with built in wardrobes one of which with bay windows overlooking Meadow Street. Ideally located a stones throw away from Pontcanna Fields and all the amenities of Cathedral Road and the rest of Pontcanna. The property is available unfurnished with a 12-month stay in the form of a 6-month contract followed by a 6-month notice to vacate.

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.

### PROPERTY SPECIALIST

**Ms Gemma Simmonite**

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Lettings Negotiator










### 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 	









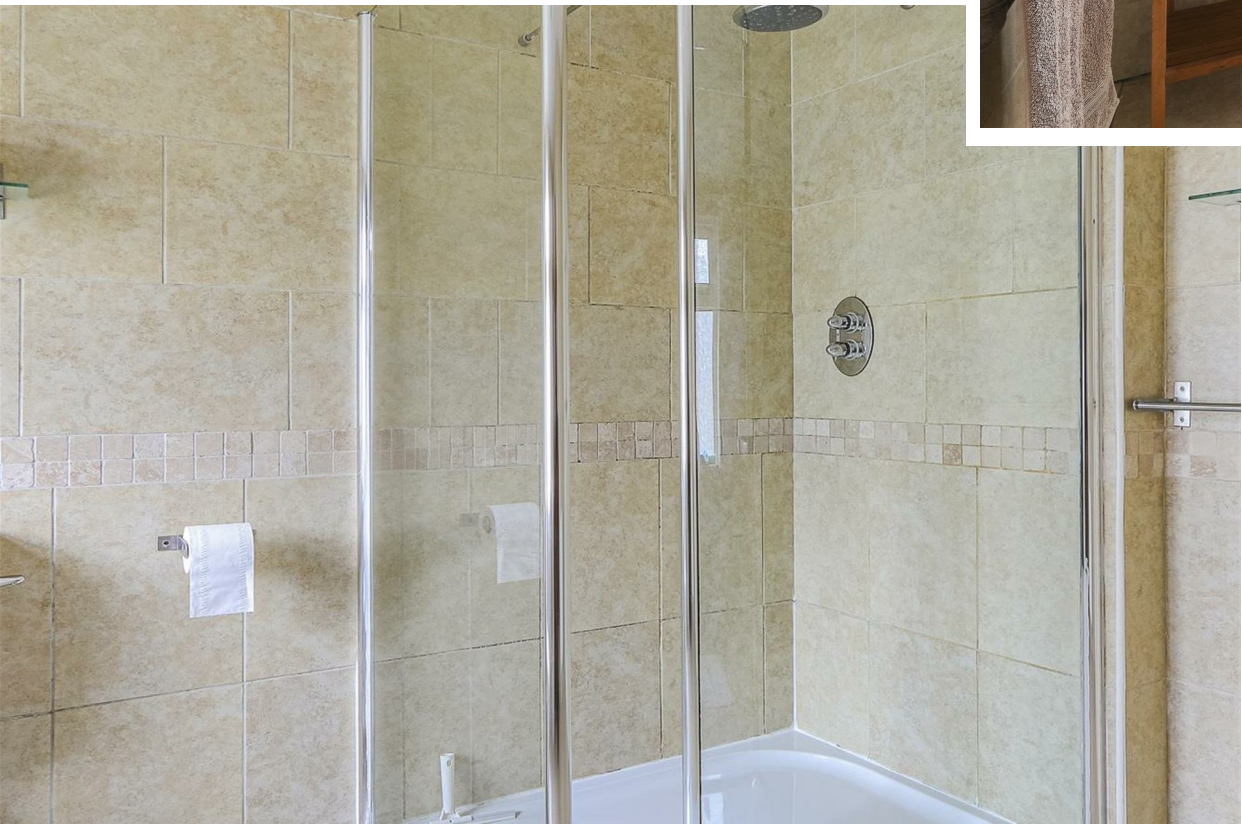
























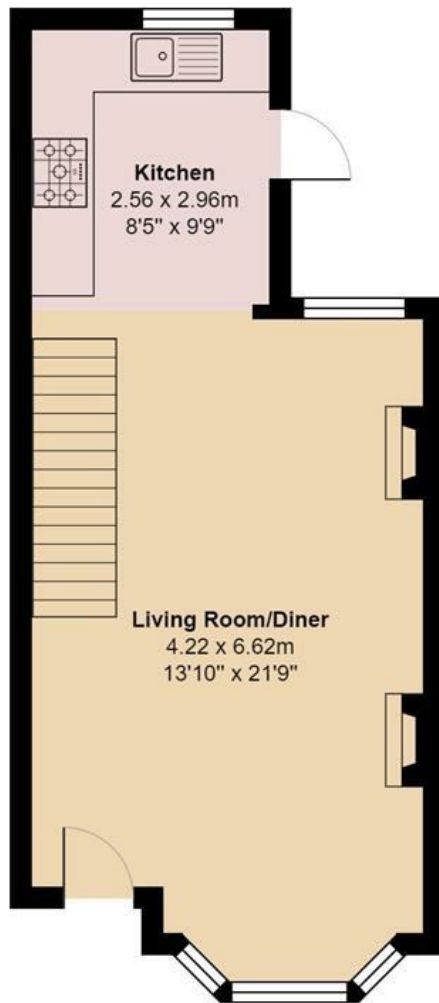


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Comments by Ms Gemma Simmonite





Meadow Street

Total Area: 72.7 m<sup>2</sup> ... 783 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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Jeffrey Ross