*www.jeffreyross.co.uk*

CARDIFF VALE CAERPHILLY BRISTOL



# Cathedral Road

PONTCANNA



*Bright and roomy one bedroom apartment on popular Cathedral Road*

Comments by Ms Gemma Simmonite




**Property Specialist**

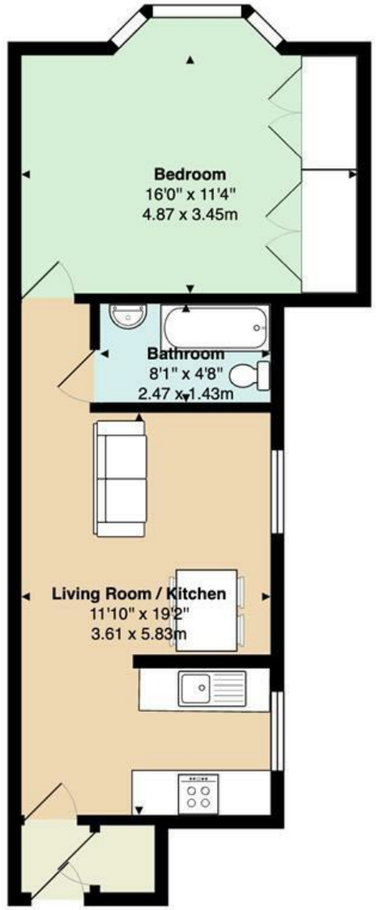
Ms Gemma Simmonite

Lettings Negotiator

gemma.simmonite@jeffreyross.co.uk


Comments by the Homeowner

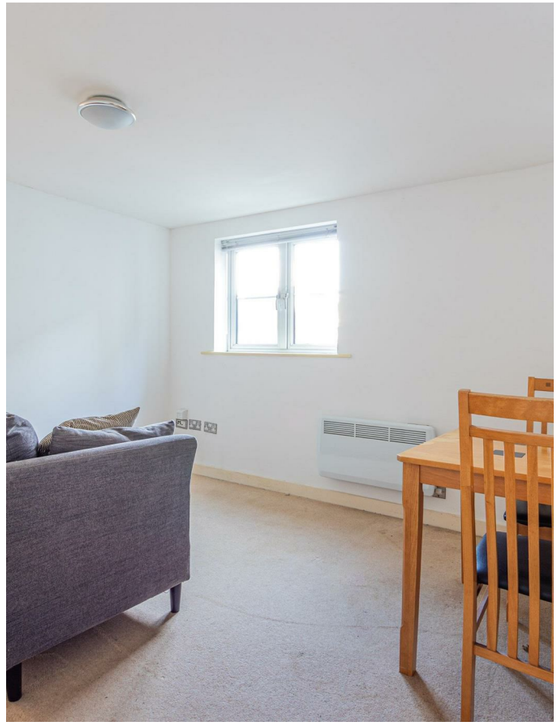





Cathedral Road

Total Area: 509 ft² ... 47.2 m²

All measurements are approximate and for display purposes only





# Cathedral Road

*Pontcanna, Cardiff, CF11 9LQ*

PCM

## £875 PCM

1 Bedroom(s) | 1 Bathroom(s) | 509.00 sq ft



Contact our
*Pontcanna Branch*
02920 499680

Located on Cathedral Road in the extremely popular area of Pontcanna is this well proportioned first floor, large one bedroom apartment. The apartment and building have been redeveloped throughout to an extremely high standard and briefly comprises, modern fitted white gloss kitchen with integrated appliances, good size lounge, modern fitted bathroom suite comprises bath with shower over. Very good size double bedroom with bay window and built in wardrobes. This apartment further benefits from UPVC double glazing, electric heating, video door entry system and secure, gated parking to the rear. Available 06/02/27

EPC RATING of D
COUNCIL TAX BAND of 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.




## The Location

Situated mid-way on the prestigious tree-lined Cathedral Road, and within easy walking distance of Cardiff City Centre, Sophia Gardens, the Castle Grounds, Llandaff and Pontcanna Fields and the cafés, restaurants and shops of Pontcanna Street.

## Entrance Hallway

Carpeted hall, leading to open plan kitchen, lounge and dining room. Storage cupboard housing water tank.

## Lounge/ Diner / Kitchen 29'6" x 12'4" (9 x 3.75)

Carpeted lounge , ample space for dining table and sofas, TV point and ample sockets. Upvc double glazed windows.

Fully fitted white gloss kitchen to include integrated dishwasher, washing machine, fridge freezer, electric oven and hoband chimney extractor fan. Tiled flooring.

## Bedroom 14'9" x 13'1" into bay (4.5 x 4 into bay)

Large double bedroom to the rear which benefits from a bay window, built in wardrobes, electric heater, carpeted flooring and upvc double glazed window.

## Bathroom

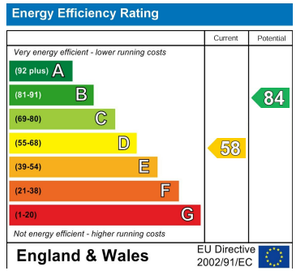
Modern fitted bathroom suite with shower over the bath. Closed coupled Wash hand basin, WC, tiled walls and linoleum flooring. Towel radiator, extractor fan.

## Front

Landscaped communal front garden, pathway/side access leading bike storage.






Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
58
84
England & Wales
EU Directive 2002/91/EC