# HEOL WILF WOOLLER

PONTCANNA

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## PONTCANNA, CF11 9JL - £1,700 PCM

2 bedroom(s) 1 bathroom(s) 925.00 sq ft

Jeffrey Ross are delighted to market this incredibly rare rental opportunity on this ever-desirable select small development. This two bedroom house is ideally located in the centre of Pontcanna giving you direct access to Pontcanna Fields and the Taff Trail, Cathedral Road and all of its amenities and easy access to the City Centre. The property briefly comprises of entrance hallway leading to a large kitchen / diner with built in appliances, ample storage beneath the stairs and access through French doors onto the low maintenance rear garden. To the first floor you have a large living room with a Juliet Balcony overlooking the rear, family bathroom with separate bath and shower, two large double bedrooms (both benefiting from built in wardrobes). The property is furnished as photographed and further benefits from two off-road parking spaces.

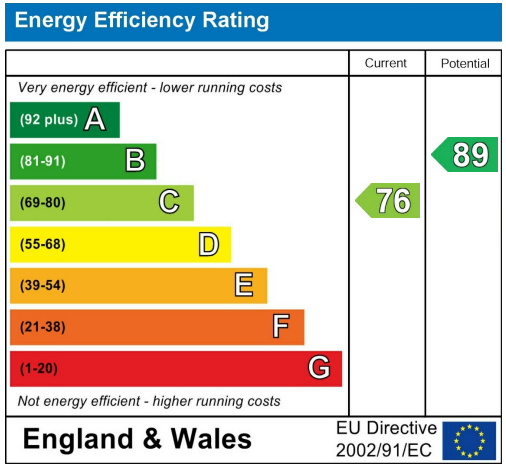
Council Tax Band F
EPC Rating C

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.


**PROPERTY SPECIALIST**

Ms Gemma Simmonite
gemma.simmonite@jeffreyross.co.uk

Lettings Negotiator


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
76
89
England & Wales
EU Directive 2002/91/EC

Carex

Heol Wilf Wooller, Pontcanna, Cardiff

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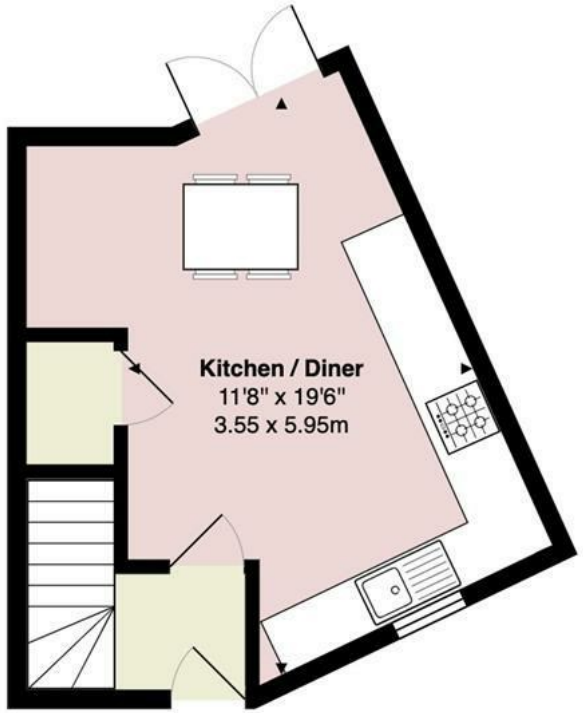
Comments by Ms Gemma Simmonite




Ground Floor

First Floor

Heol Wilf Wooller

Total Area: 925 ft² ... 85.9 m²

All measurements are approximate and for display purposes only

JeffreyRoss

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