







## PENHILL ROAD

PONTCANNA, CF11 9PR - £1,600 PCM

 3 bedroom(s)

 2 bathroom(s)

 1094.00 sq ft

Jeffrey Ross are delighted to market this three bedroom Duplex Apartment on the ever popular Penhill Road in Pontcanna. Ideally located with Pontcanna Fields across the road and minutes walk from all the cafes, bars and restaurants of Cathedral Road. This first-floor duplex comprises of large, open plan living room / kitchen with integrated appliances (dishwasher, fridge-freezer, washing machine), and bay fronted windows with stunning views of Pontcanna Fields, two large double bedrooms on the first floor with one benefiting with a large balcony, two separate bathrooms with walk in showers, a large storage cupboard, then a third double bedroom on the top floor. The property also benefits from a rear garden with rear access that leads directly up the double bedrooms balcony and into the property. The apartment is offered fully furnished and is perfect for professional sharers looking for that Pontcanna lifestyle! Viewing is highly recommended! Floor plan available.

EPC Rating: D  
Council Tax Band: D

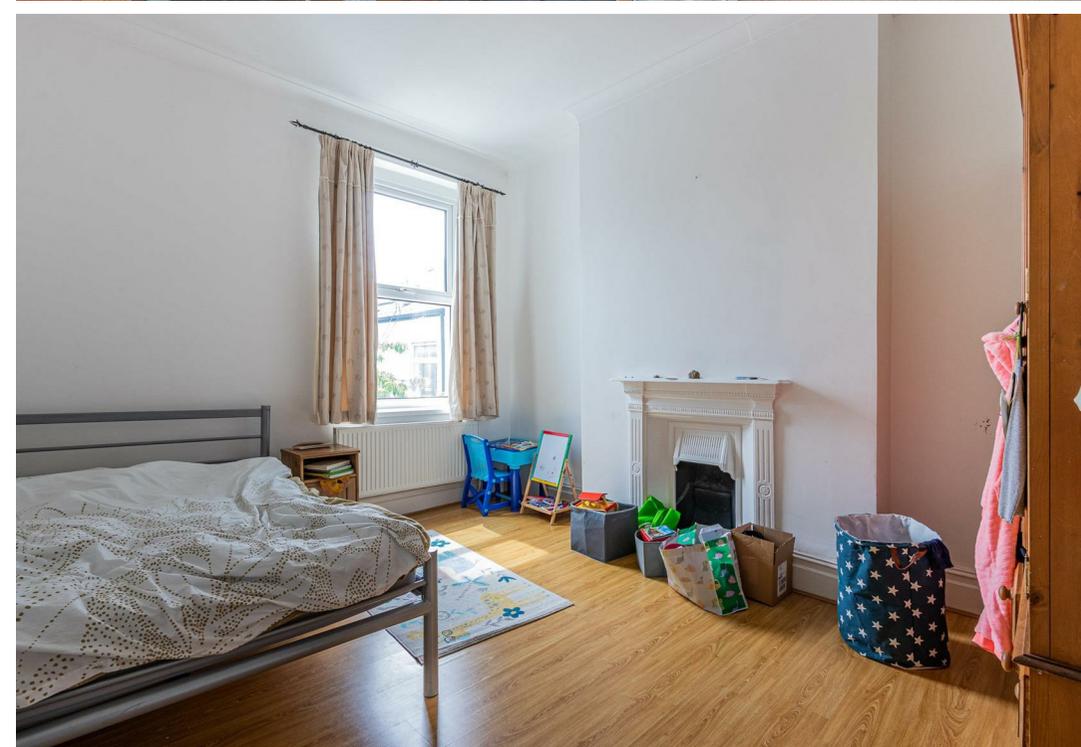
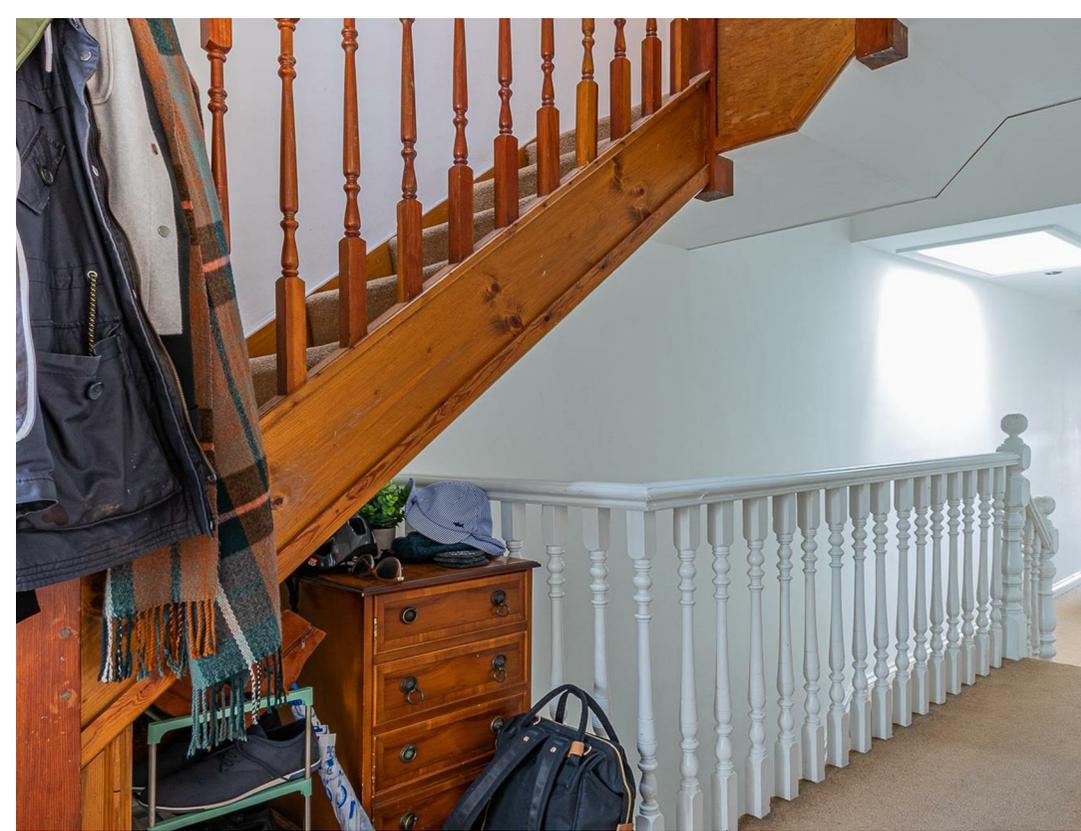
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

### PROPERTY SPECIALIST

**Ms Cody Byrne**  
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Property Management Co-ordinator





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>	<b>66</b>	<b>71</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 Cody Byrne

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TFF, Penhill Road

Total Area: 1094 ft<sup>2</sup> ... 101.7 m<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

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Jeffrey Ross