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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Cathedral Road*

PONTCAÑNA





Comments by Mr Gwyn Davies



**Property Specialist**  
**Mr Gwyn Davies**  
Lettings Manager

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Comments by the Homeowner



# Cathedral Road

*Pontcanna, Cardiff, CF11 9LN*

PCM

**£1,750 PCM**



2 Bedroom(s)



2 Bathroom(s)



751.00 sq ft



Contact our  
***Pontcanna Branch***

02920 499680

JeffreyRoss are delighted to market Saco House on the ever popular Cathedral Road in Pontcanna. Furnished to a very high standard these two and one bedroom apartments are ideally located in the centre of Cathedral Road, within walking distance to all of the amenities Pontcanna has to offer. This particular two bedroom apartment comprises of entrance hallway with storage, family bathroom with bath and shower overhead, double bedroom, large living room / diner with bay window, kitchen with built in appliances and an exceptionally large master bedroom with en-suite with walk-in shower and access to a small courtyard. The property is offered fully furnished and further benefits from off-road parking.

PLEASE NOTE, PHOTOS ARE OF A SIMILAR PROPERTY IN THE BUILDING.

EPC RATING of E  
COUNCIL TAX BAND of TBC

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</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		
England & Wales		
EU Directive 2002/91/EC		