

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

CARDIFF ROAD

LLANDAFF



CARDIFF ROAD

LLANDAFF, CF5 2AS - £900 PCM PCM

1 bedroom(s) 1 bathroom(s) 507.00 sq ft

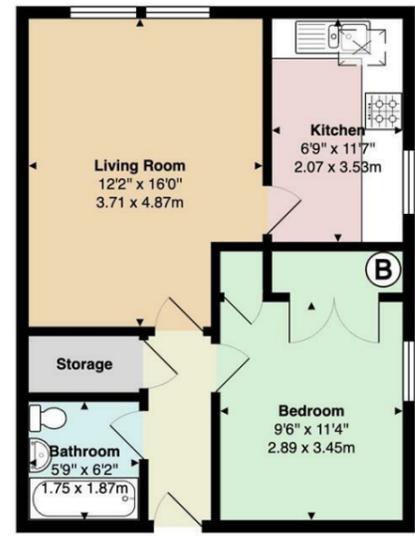
Jeffrey Ross are delighted to market this newly decorated one bedroom, top floor apartment in the ever popular Pontcanna Court in Llandaff. The property is ideally located on the edge between Pontcanna and Llandaff within walking distance to the local amenities of Cathedral Road and of course Pontcanna Fields on it's doorstep. The property briefly comprises of entrance hallway, double bedroom with built in wardrobes, bathroom with bath and shower overhead, spacious living room and a modern fitted kitchen with appliances included. The property is offered Unfurnished and further benefits from an allocated parking space and Gas Central Heating.

EPC Rating: C
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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		65	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



10 Pontcanna Court
 Total Area: 506 ft² ... 47.0 m²
 All measurements are approximate and for display purposes only

PROPERTY SPECIALIST

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Property Management Co-ordinator