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CARDIFF

VALE

CAERPHILLY

BRISTOL



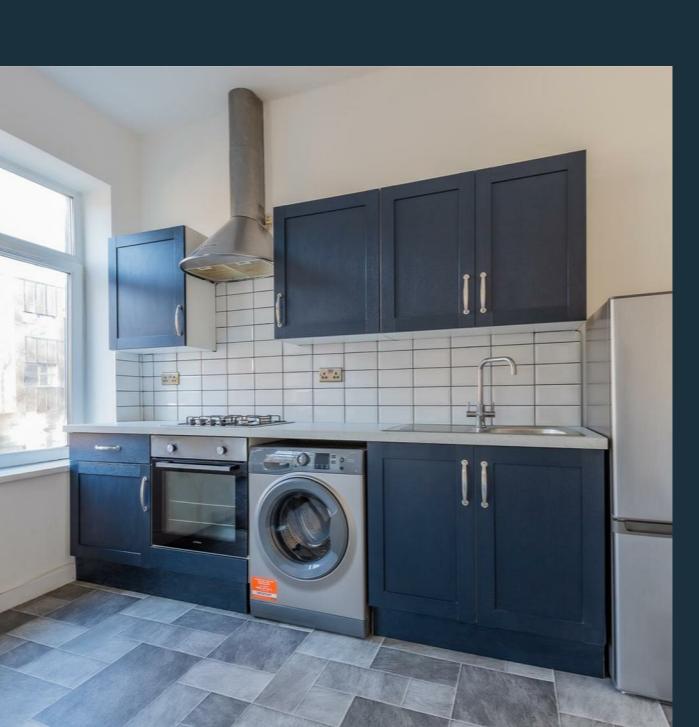


Comments by Mr Gwyn Davies



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

[gwyn@jeffreyross.co.uk](mailto:gwyn@jeffreyross.co.uk)



Comments by the Homeowner

# Conway Road

, Cardiff, CF11 9NT

PCM

£1,200 PCM



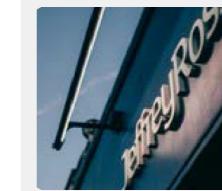
2 Bedroom(s)



2 Bathroom(s)



sq ft



Contact our  
**Pontcanna Branch**

02920 499680



Jeffrey Ross are delighted to market this newly refurbished two bedroom apartment on the ever popular Conway Road in Pontcanna. The property briefly comprises of entrance hallway, open-plan and newly fitted kitchen / living room with appliances included and offers great views over Conway Road through the bay fronted windows, family bathroom with bath and shower overhead, two spacious double bedrooms, one of which featuring from an en-suite with walk-in shower. The property is offered Unfurnished and further benefits from Gas Central Heating.

EPC Rating: Expired (previously a C, ordered new)  
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.



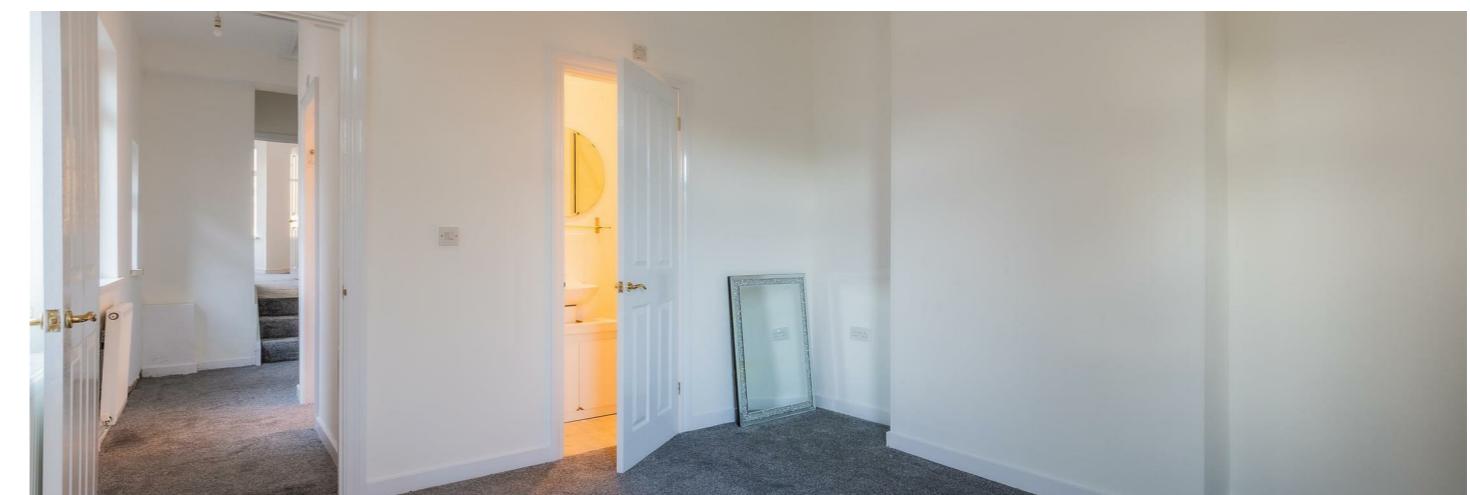
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

