

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS




JeffreyRoss



49 CATHEDRAL ROAD  
PONTCANNA

# 49 CATHEDRAL ROAD

PONTCANNA, CF11 9AY - £950 PCM PCM


 1 bedroom(s)  1 bathroom(s)  529.00 sq ft

Cwrt Soffia is a superb development of apartments in the heart of Pontcanna. On offer for rent here is a modern one bedroom apartment situated within this recently developed Victorian Villa. This property has a superb location benefiting from being within walking distance of the City centre and local attractions of Pontcanna. The accommodation comprises of open plan lounge/diner, double bedroom, fully fitted kitchen and modern bathroom with shower. Available furnished. No parking.

EPC Rating C  
Council Tax Band E

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

PROPERTY SPECIALIST

Ms Cody Byrne  
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Property Management Co-ordinator

## Cwrt Soffia, Pontcanna



Total Area: 49.1 m² ... 529 ft²

All measurements are approximate and for display purposes only