



PONTCANNA PLACE

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PONTCANNA, CF11 9JY - £1,300 PCM



3 bedroom(s)



1 bathroom(s)



801.00 sq ft

In a quiet and peaceful terrace street tucked in just behind Cathedral Road is this three bedroom, two reception house. Located in Pontcanna Place, this unfurnished house offers a deceptive amount of space in having two downstairs reception rooms leading into good sized kitchen. Accessed from the kitchen and to the rear of the house is a generously sized decked garden area. Upstairs are two double bedrooms, bathroom, separate WC and small single bedroom or study. The house is available unfurnished but with white goods. Floor plan available.

Council Tax Band of E.

EPC Rating of 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 Gemma Simmonite


gemma.simmonite@jeffreycross.co.uk

Lettings Negotiator





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	









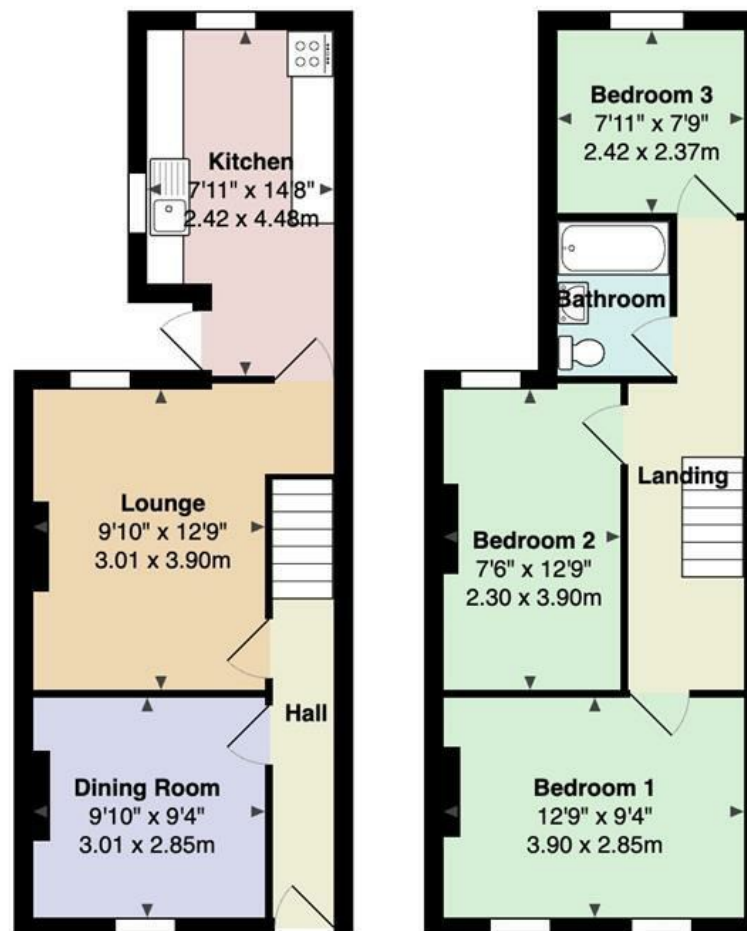
Pontcanna Place, Pontcanna

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A charming Pontcanna property with an almost cottage-like-feel!

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Comments by Ms Gemma Simmonite



16 Pontcanna Place, Pontcanna CF11 9JY

Total Area: 801 ft² ... 74.4 m²

All measurements are approximate and for display purposes only

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