



LLANDAFF ROAD

CANTON





LLANDAFF ROAD

CANTON, CF11 9NL - £1,100 PCM



2 bedroom(s)



1 bathroom(s)



sq ft

Olive Court is a selection of modern apartments that are centrally located for Pontcanna and Canton amenities as just a short stroll from both Cowbridge Road and Cathedral Road. Located on the second-floor flat has been recently modernised to create a welcoming space with lounge, separate fitted kitchen with gas hob and great worktop / storage space. Two double bedrooms are provided (making this a great option for sharers or indeed a couple) and a modern bathroom suite. Available furnished, the property would be a perfect option for young professionals looking to be close to the action.

To the rear of the block is a private car-park with parking for one vehicle. A nice flat in a great area!

COUNCIL TAX BAND of C.
EPC RATING of C

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

Mr Gwyn Davies
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Lettings Manager







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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 	





OLIVE COURT

CP54 DXD

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Smart two bedroom flat in a great location!

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Comments by Mr Gwyn Davies

www.jeffreyross.co.uk

Jeffrey Ross