

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Summerau Court

PENCISELY ROAD

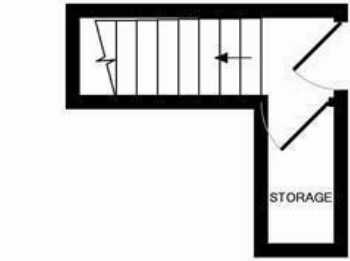


Comments by Ms Gemma Simmonite



Property Specialist
Ms Gemma Simmonite
Lettings Negotiator

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ENTRANCE FLOOR
APPROX. FLOOR
AREA 43 SQ.FT.
(4.0 SQ.M.)



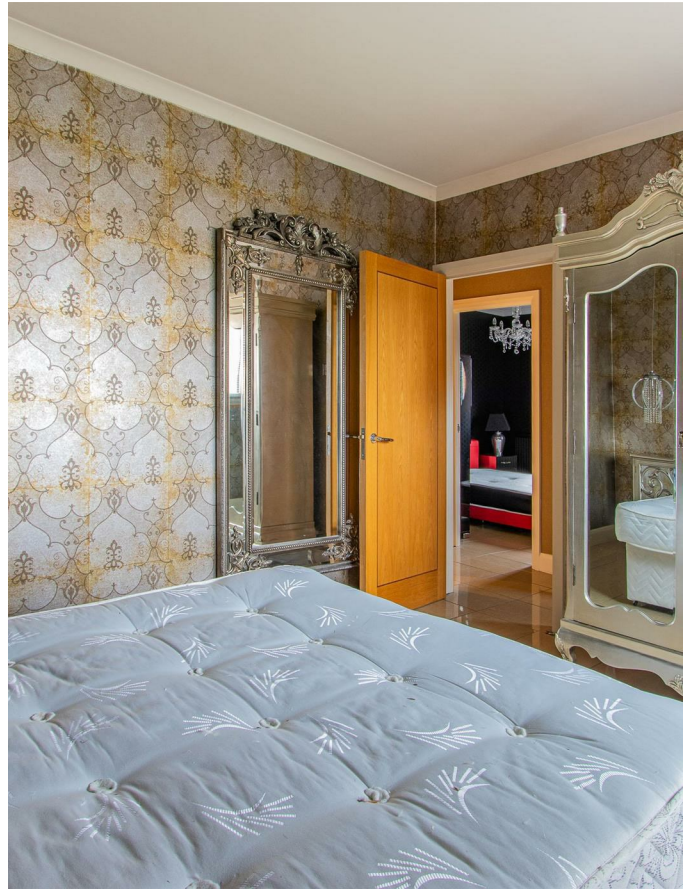
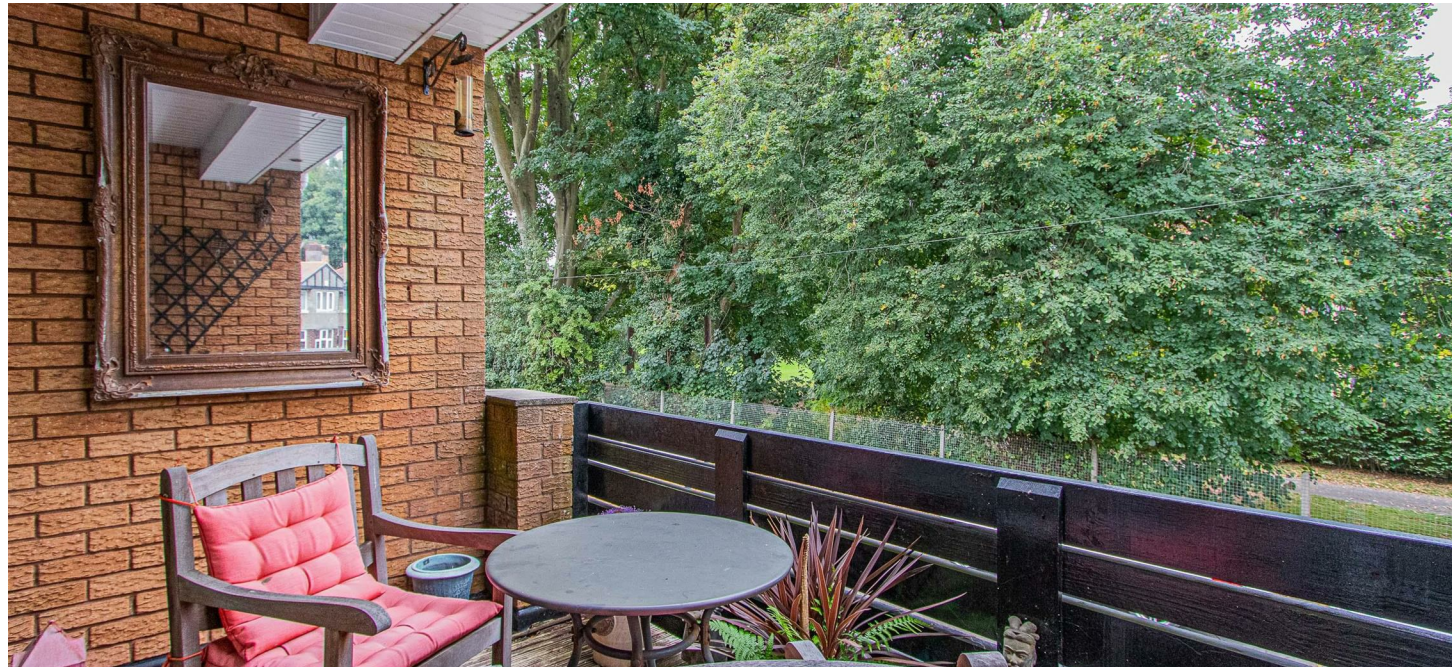
GROUND FLOOR
APPROX. FLOOR
AREA 970 SQ.FT.
(90.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1013 SQ.FT. (94.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Comments by the Homeowner



Summerrau Court

Pencisely Road, Cardiff, CF5 1EB

PCM
£1,375 PCM

 2 Bedroom(s)
  1 Bathroom(s)
  sq ft



Contact our

Pontcanna Branch

02920 499680

A stunning 2 bedroom maisonette situated just off Pencisely Road and next to the entrance to Thompson Park. The accommodation comprises of lounge/dining room with double doors leading to enclosed balcony, separate fitted kitchen, two good size bedrooms, with a third option which is currently being used as a dressing room with fitted storage, beautiful bathroom with separate shower. Furnished to a high standard, gas central heating and double glazing. Garage Included. Available 02/09/26

EPC RATING of D
 COUNCIL TAX BAND of E

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, 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 Tenancy or failed to take reasonable steps to enter into the tenancy agreement.



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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	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

