www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL

Llandaff Road

PONTCANNA

Comments by Ms Gemma Simmonite

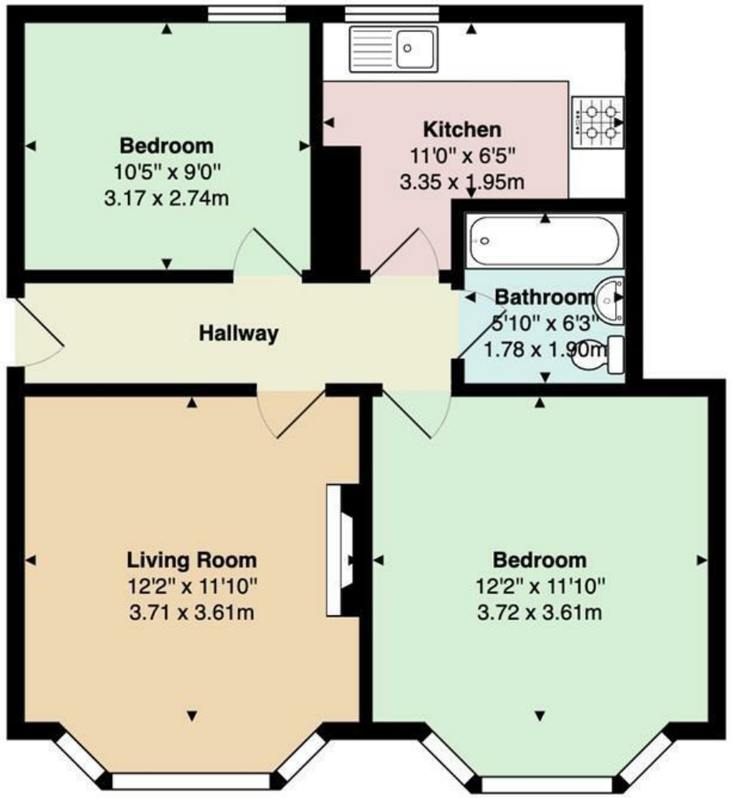
Property Specialist

Ms Gemma Simmonite

Lettings Negotiator

gemma.simmonite@jeffreyross.co.uk

Comments by the Homeowner



Llandaff Road

Total Area: 619 ft² ... 57.5 m²

All measurements are approximate and for display purposes only

Llandaff Road

Pontcanna, Cardiff, CF11 9PX

PCM

£1,150 PCM

2 Bedroom(s) 1 Bathroom(s) 619.00 sq ft

Contact our

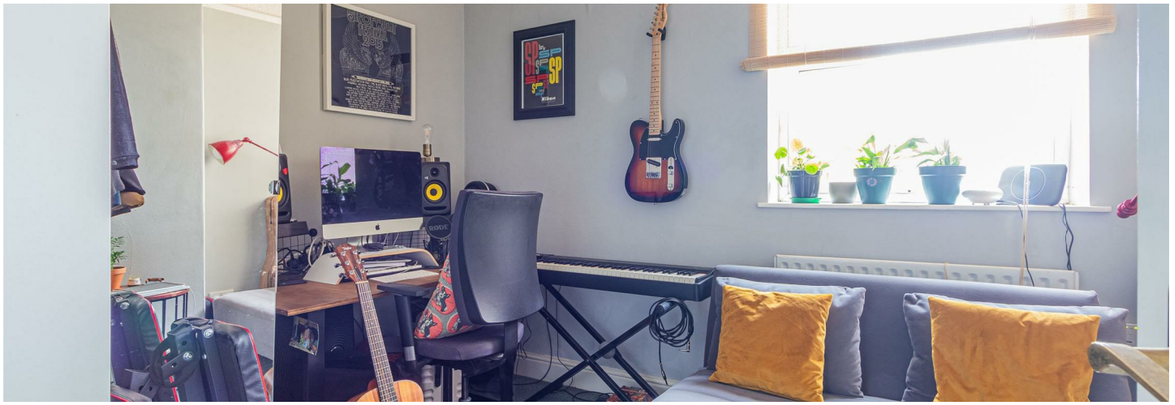
Pontcanna Branch

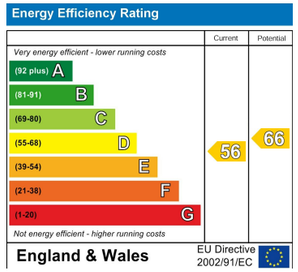
02920 499680

Jeffrey Ross are delighted to advertise this spacious 2 bedroom ground floor flat spanning across the front two bays of these handsome Victorian buildings. The accommodation comprises of: Hall, sitting room, fitted kitchen, two double bedrooms and a bathroom. Gas Central Heating. Secure off street parking to the rear of the property. Traditional period features to include stained glass window, stripped floorboards and stunning fireplaces. UNFURNISHED.

EPC RATING D.
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.




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
(1-20) G
Not energy efficient - higher running costs
56
66
England & Wales
EU Directive 2002/91/EC