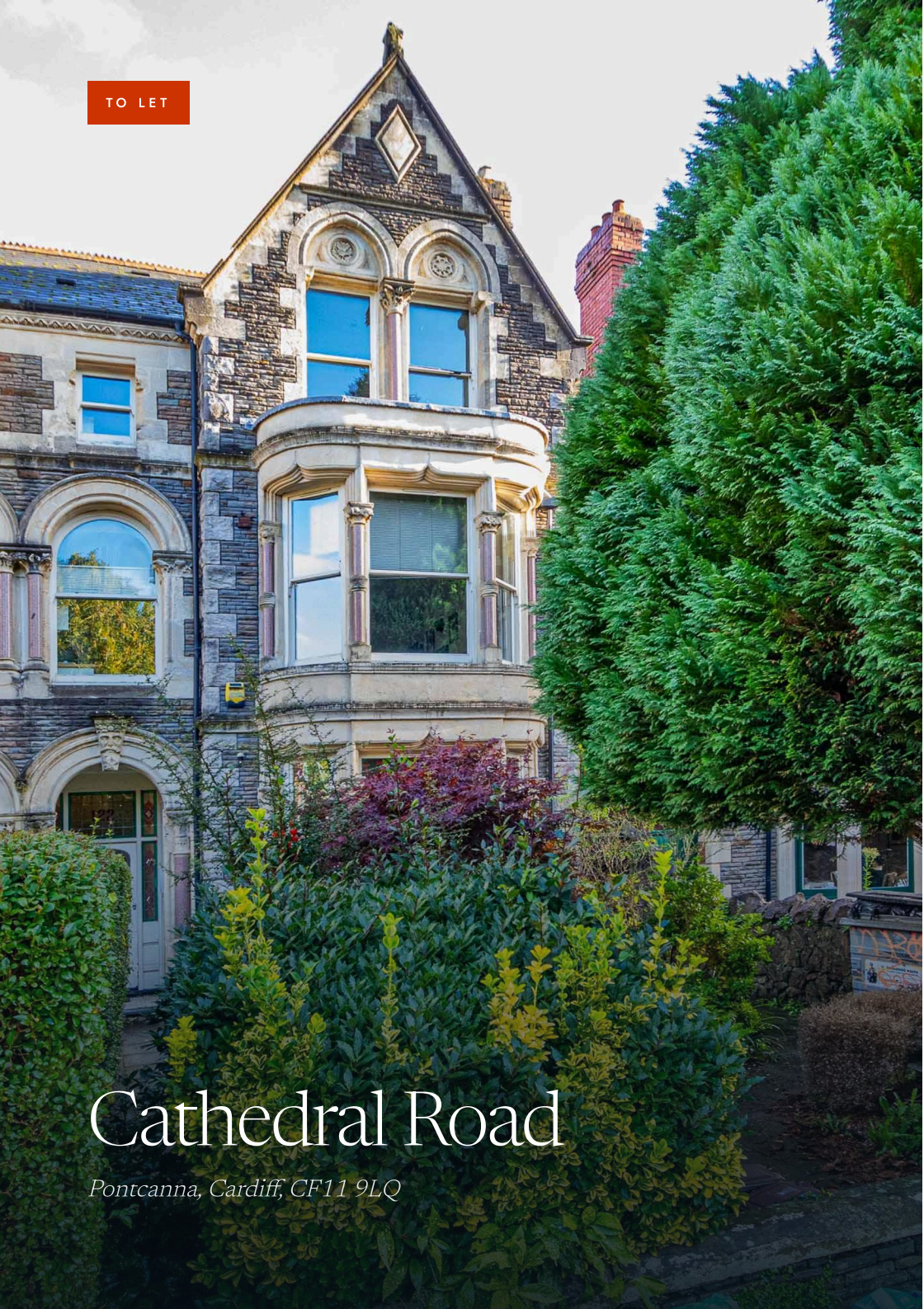


TO LET

Cathedral Road

Pontcanna, Cardiff, CF11 9LQ

PONTCANNA, CARDIFF

Cathedral Road

Pontcanna, Cardiff, CF11 9LQ

MONTHLY RENT

£875

1 BEDROOM

1 BATHROOM

1 RECEPTION

509 SQ FT





THE PROPERTY

Located on Cathedral Road in the extremely popular area of Pontcanna is this well proportioned first floor, large one bedroom apartment. The apartment and building have been redeveloped throughout to an extremely high standard and briefly comprises, modern fitted white gloss kitchen with integrated appliances, good size lounge, modern fitted bathroom suite comprises bath with shower over. Very good size double bedroom with bay window and built in wardrobes. This apartment further benefits from UPVC double glazing, electric heating, video door entry system and secure, gated parking to the rear. Available 06/02/27 EPC RATING of D COUNCIL TAX BAND 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.

INSIDE







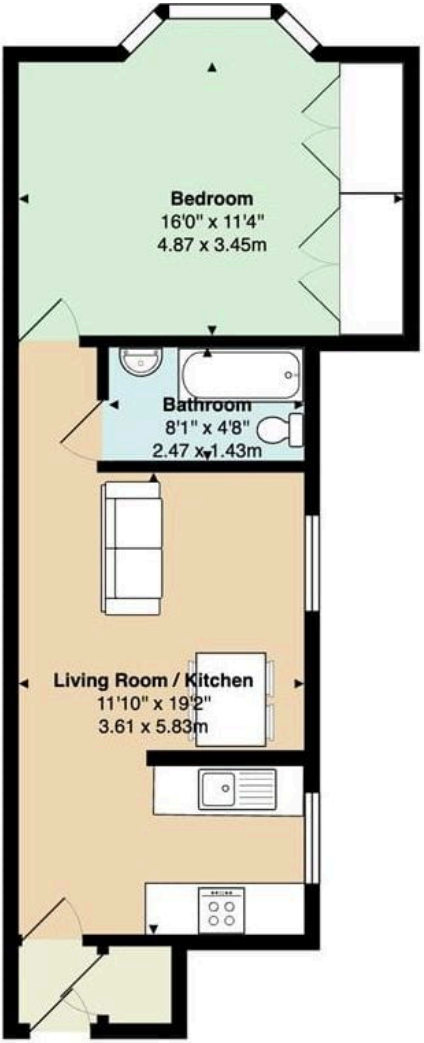




ACCOMMODATION

THE LOCATION	
ENTRANCE HALLWAY	
LOUNGE/ DINER / KITCHEN	9 x 3.75
BEDROOM	4.5 x 4 into bay
BATHROOM	
FRONT	

PROPERTY TYPE	FLAT - CONVERSION
INTERNAL AREA	509 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	6 FEBRUARY 2027
COUNCIL TAX	BAND D
EPC RATING	58 · POTENTIAL 84



Cathedral Road

Total Area: 509 ft² ... 47.2 m²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.



Gemma Simmonite

LETTINGS VALUER / NEGOTIATOR

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9PP

jeffreyross.co.uk

SCAN TO SEE WHAT'S NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Council tax band is as advised by the landlord. A holding deposit, a security deposit and other permitted payments may apply; the current schedule is published at jeffreyross.co.uk/docs/lettings-fees.pdf. Client money protection: Client Money Protect, membership CMP001425. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk