

TO LET

Llanfair Road

Pontcanna, Cardiff, CF11 9QA

PONTCANNA, CARDIFF

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MONTHLY RENT

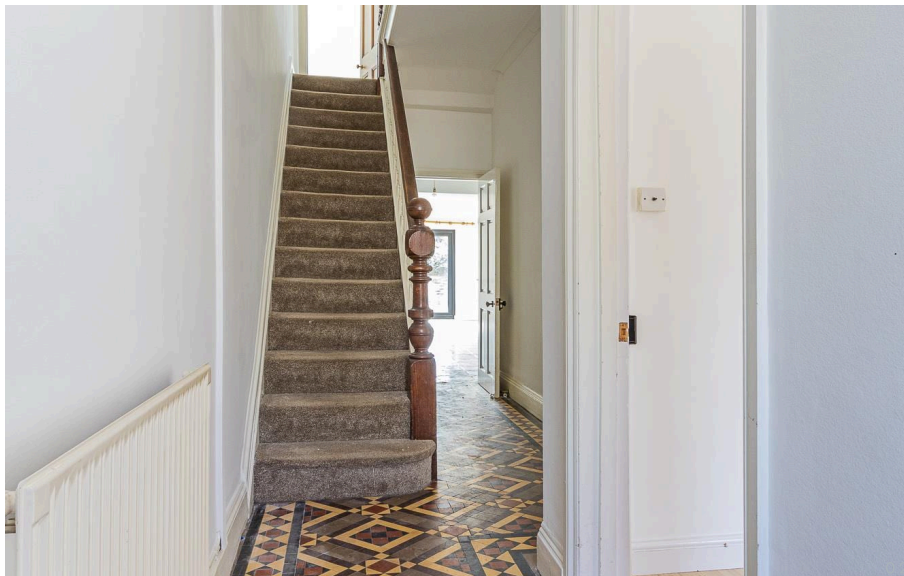
£1,500

3 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

115 SQ FT









THE PROPERTY

Jeffrey Ross are delighted to bring this spacious three bedroom house on Llanfair Road to the market. Located just a short walk away from Pontcanna Fields and all the bars and cafes on Cathedral Road this property is in a very desirable location. The ground floor comprises of a living room with bay fronted windows, second separate living room/study further leading to a large open plan kitchen/diner with a small W/C attached with access to the delightful patio garden. The first floor then further benefits from three double bedrooms and a bathroom with bath and shower. The property comes unfurnished with fridge-freezer and dishwasher included. Perfect for a small family or professional sharers.

Available: 12/11/2026 EPC Rating: C Council Tax Band: F 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. JeffreyRoss 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.



INSIDE



INSIDE



INSIDE





FLOORPLAN



Llanfair Road

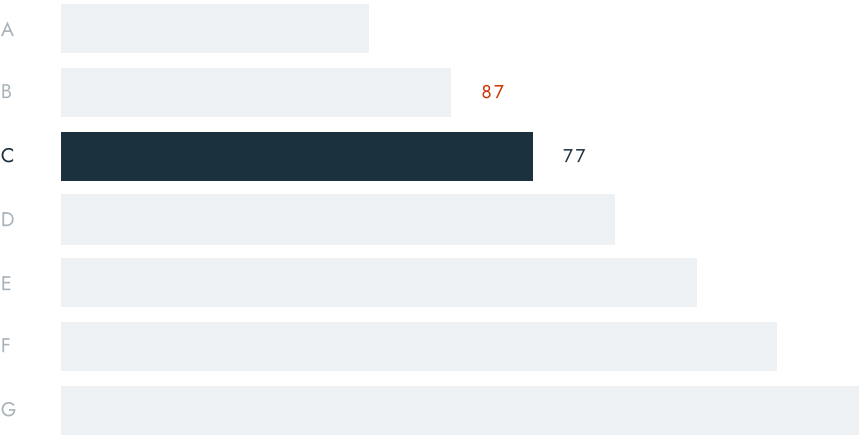
Total Area: 114.7 m² ... 1235 ft²

All measurements are approximate and for display purposes only

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

Energy efficiency

Currently band C, with the potential to reach band B.



Rating 77 · potential 87. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - MID TERRACE
INTERNAL AREA	115 SQ FT
FURNISHED	UNFURNISHED
AVAILABLE FROM	12 NOVEMBER 2026
COUNCIL TAX	BAND F
EPC RATING	77 · POTENTIAL 87

COME AND SEE IT

Arrange a viewing

*Our Pontcanna team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Gemma Simmonite

LETTINGS VALUER / NEGOTIATOR

PONTCANNA BRANCH

029 2049 9680

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



SCAN TO SEE WHAT'S
NEAR YOU

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 jeffreyyross.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. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU