

TO LET

# Wyndham Crescent

*Pontcanna, Cardiff, CF11 9EF*

PONTCANNA, CARDIFF

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MONTHLY RENT

## £2,495

4 BEDROOMS

1 BATHROOM

2 RECEPTIONS

1,884 SQ FT









## THE PROPERTY

A delightful three storey end of terrace townhouse located on this popular road as it is within a short distance of Pontcanna and Canton amenities as well as being within 1 mile of the City Centre. The generous accommodation comprises hall, lounge/diner, large modern kitchen diner, sitting room and cloakroom WC to the ground floor. To the first and second floors are four double bedrooms and bathroom with shower. Enclosed rear established garden and street parking. Ideal for professional sharers or a family.

Garden Maintenance is included in the rent (non-negotiable) EPC Rating: E Council Tax Band: E 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.

## KEY FEATURES

FOUR BEDROOMS

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TWO RECEPTIONS

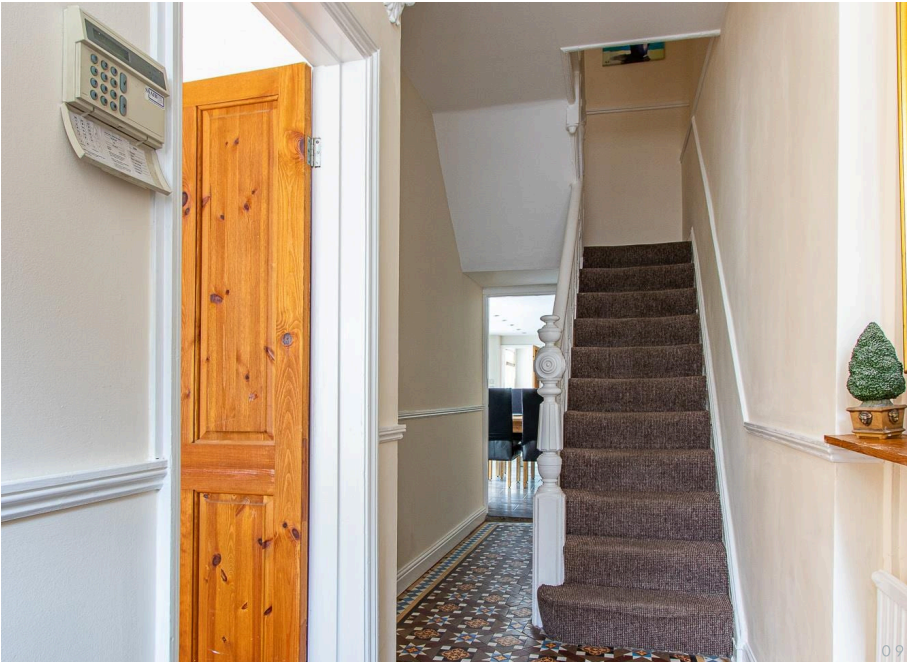
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ENCLOSED REAR GARDEN





INSIDE



*A well presented property in a popular location, ideal for those looking to be close to both the amenities of Pontcanna and Cardiff*



GEMMA SIMMONITE

LETTINGS VALUER / NEGOTIATOR · PONTCANNA

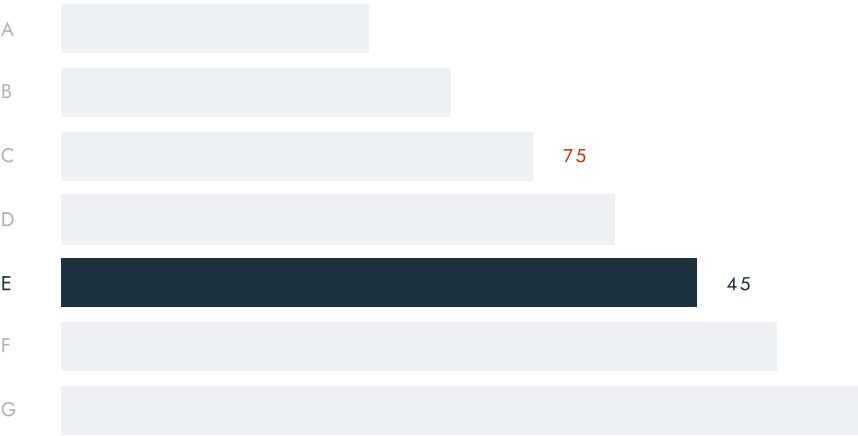




FLOORPLAN

# Energy efficiency

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



Rating 45 · potential 75. The full certificate is available on request and on the property's page at [jeffreyross.co.uk](http://jeffreyross.co.uk).

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| PROPERTY TYPE  | HOUSE                                                                    |
| INTERNAL AREA  | 1,884 SQ FT                                                              |
| FURNISHED      | FURNISHED                                                                |
| AVAILABLE FROM | 21 NOVEMBER 2026                                                         |
| COUNCIL TAX    | BAND E · ABOUT £2,461 A YEAR<br><i>Cardiff Council, 2026/27 estimate</i> |
| EPC RATING     | 45 · POTENTIAL 75                                                        |

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](http://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](http://jeffreyyross.co.uk)

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S  
NEAR YOU