*www.jeffreyross.co.uk*

CARDIFF VALE CAERPHILLY BRISTOL




# Llanfair Road

PONTCANNA



*A three bedroom home in a popular location. Ideal for those looking to be a short walk from Llandaff Fields and the bustling Pontcanna amenities*

Comments by Ms Gemma Simmonite




**Property Specialist**

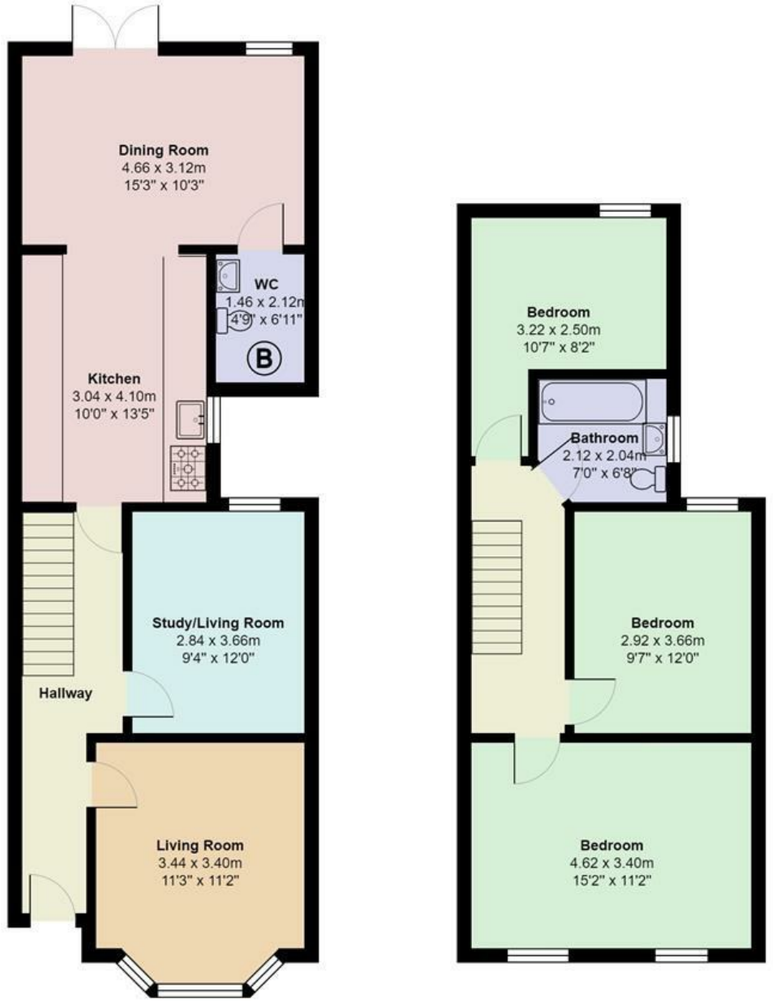
Ms Gemma Simmonite

Lettings Negotiator

gemma.simmonite@jeffreyross.co.uk


Comments by the Homeowner






Llanfair Road

Total Area: 114.7 m² ... 1235 ft²

All measurements are approximate and for display purposes only











# Llanfair Road

*Pontcanna, Cardiff, CF11 9QA*

PCM

## £1,500 PCM

3 Bedroom(s) 2 Bathroom(s) 114.70 sq ft



Contact our
*Pontcanna Branch*
02920 499680

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

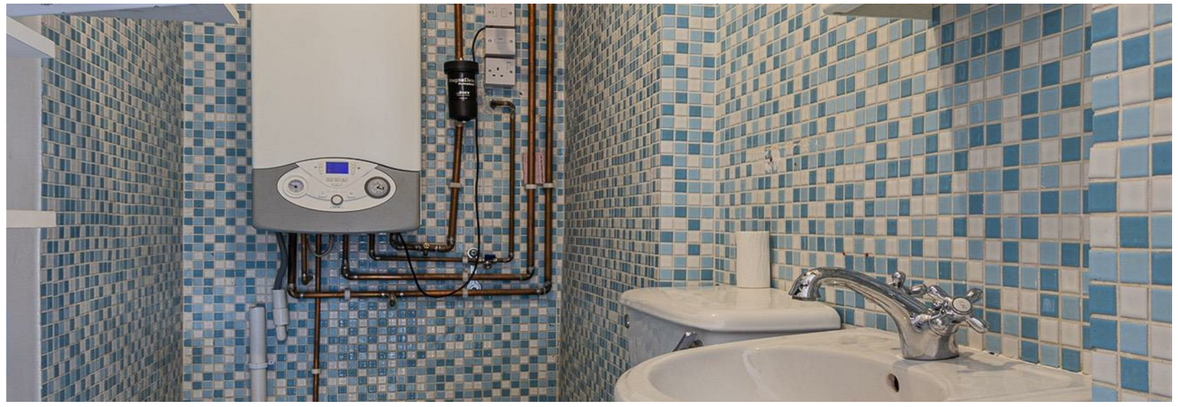
A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.



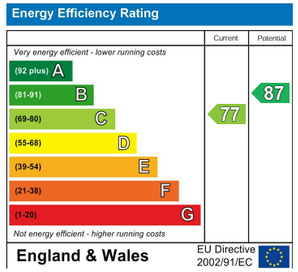











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
77
87
England & Wales
EU Directive 2002/91/EC



