



Room

**FLAT 1 95
CATHEDRAL
ROAD,
PONTCANNA,
CARDIFF CF11**

PCM

£950 PCM

FEATURES

- Ground Floor Flat
- Large Bay window
- Furnished
- Communal Garden
- Parking



1 Bedroom Room located in Cardiff

Call us on

0292 009 0700

post@maison.wales

www.maison.wales

Council Tax Band

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Maison are pleased to offer this furnished ground floor flat on Cathedral Road.

The property comprises of good size lounge with high ceiling and large bay window with original stained glass; separate fitted kitchen with white goods and ample units and work tops; bathroom with shower over bath; and large double bedroom with door leading to communal garden.

The property has been newly painted throughout and further benefits from off road parking. It's conveniently located on Cathedral Road within walking distance to the city centre and the bustling shops, pubs and restaurants that Pontcanna has to offer.

In order to secure the property we require that you provide a holding deposit payment of one week's rent. This will go in its entirety towards the first month's rent.

The holding deposit becomes non-refundable after 48 hours of payment being made (cooling-off period). Please NOTE there is a Right to retention of the holding deposit for failing

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		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

