



Apartment (EPC Rating: D)

**FLAT 2, 202 LLANDAFF ROAD,  
CARDIFF, CF11 9PX**

PCM

**£1,200 PCM**



# 2 Bedroom Apartment located in Cardiff

Maison are delighted to offer this beautifully presented 1st floor apartment in the heart of Pontcanna, with parking.

The property is split over two levels & comprises of 2 bedrooms; modern bathroom with walk-in shower; spacious open plan lounge/diner with modern fitted kitchen and integrated appliances, separated by a breakfast bar. Appliances include fridge freezer, washing machine, separate dryer, dishwasher, electric oven and gas hob.

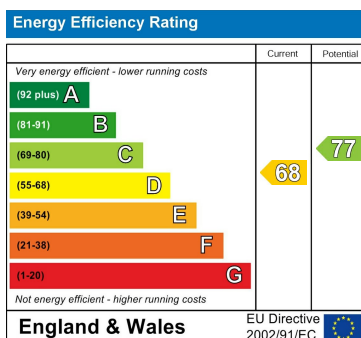
The property is conveniently located in the heart of Pontcanna - walking distance to the city centre and a stones throw to Pontcanna fields and Pontcanna's specialist shops, boutiques, cafes, excellent restaurants and friendly pubs and bars.

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

Council Tax Band

**D**

Energy Performance Graph



Call us on

**0292 009 0700**

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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.