



Apartment (EPC Rating: D)

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

PCM

**£1,150 PCM**



# 2 Bedroom Apartment located in Cardiff

Maison are delighted to present this beautifully presented two bedroom first-floor apartment, ideally situated in the heart of Pontcanna and benefiting from an allocated parking space.

The property offers two bedrooms, a spacious and contemporary bathroom with a walk-in shower, and a stylish open-plan living space. The modern fitted kitchen features integrated appliances and is neatly separated from the lounge area by a breakfast bar. Appliances include a fridge freezer, washing machine, separate tumble dryer, dishwasher, electric oven and gas hob.

Perfectly positioned, the apartment is just a short walk from Cardiff city centre and only moments from Pontcanna Fields. Pontcanna's renowned independent shops, boutiques, cafés, acclaimed restaurants and welcoming pubs are all on your doorstep. This apartment would be perfect for a professional or couple seeking to live in a prime location.

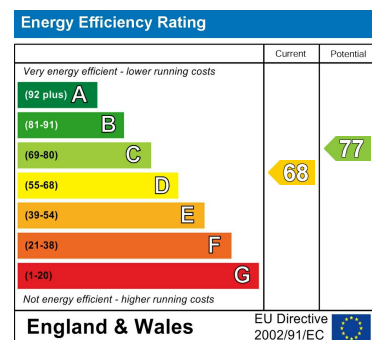
In order to secure the property we would be grateful if you could provide a holding deposit payment of one week's rent. This will go in its entirety towards the first month's rent.

Please NOTE there is a Right to retention of the holding deposit for failing to enter a Occupational Contract should a contract holder choose not to enter a Occupational Contract, or fail to take

Council Tax Band

D

Energy Performance Graph



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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.



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