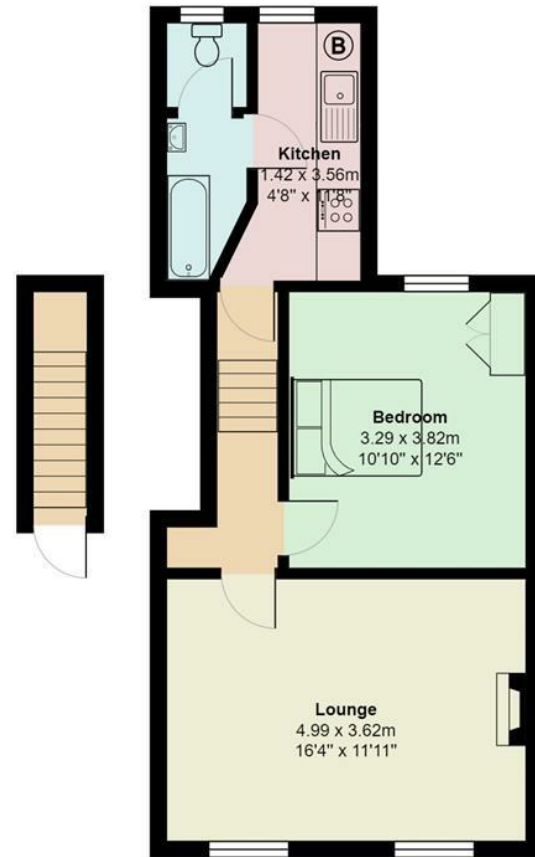


# Pearl Street, Splott



Total Area: 47.8 m<sup>2</sup> ... 515 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Virtual Reality & 3D Scaled models of all of our properties for sale. You can even walk around them on our website



**Pontcanna**  
223-225 Cathedral Road  
Pontcanna, Cardiff  
CF11 9PP

**Roath**  
38 Wellfield Road  
Roath, Cardiff  
CF24 3PB

**Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU

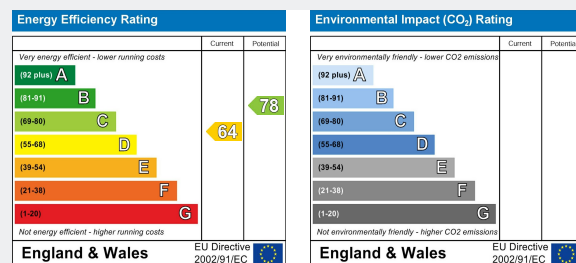
**Cathays**  
89 Woodville Road  
Cathays, Cardiff  
CF24 4DX

029 2049 9680  
info@jeffreycross.co.uk  
www.jeffreycross.co.uk

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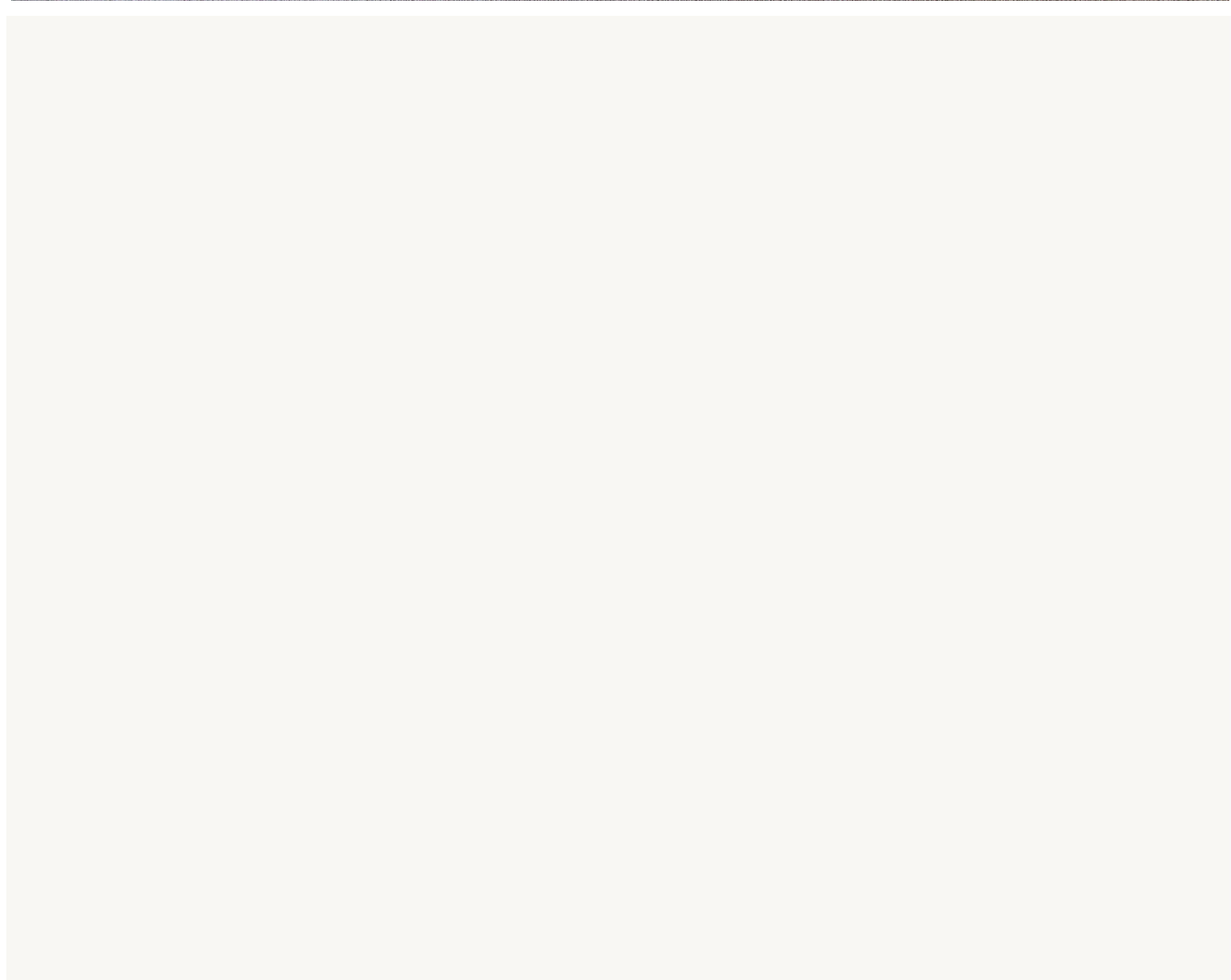
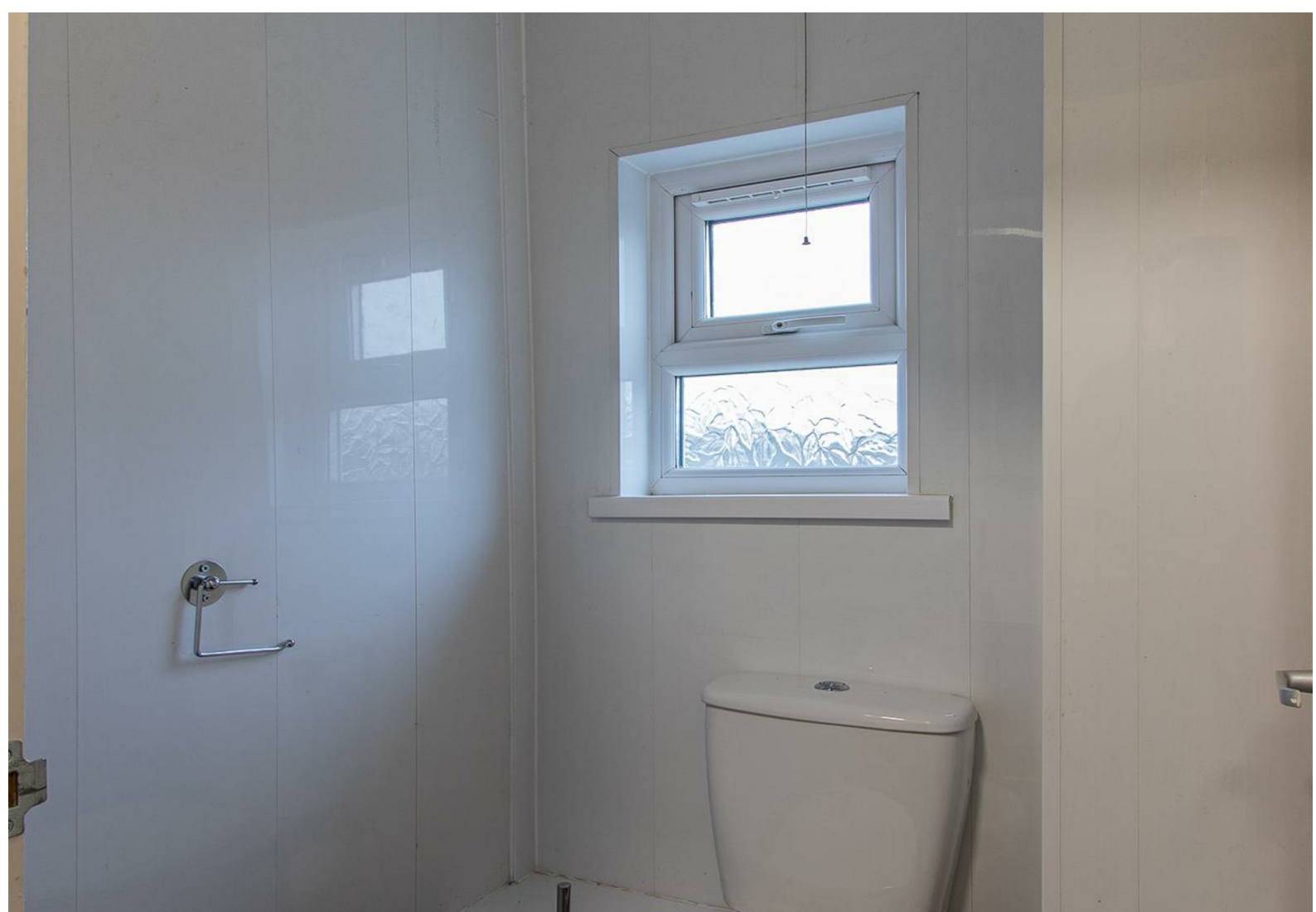
find us on



# Pearl Street

1 Bedrooms - Cardiff - CF24 1PP - £575 PCM









*In a convenient, central location on Pearl Street, Splott is this spacious and nicely presented, one bedroom flat. Available unfurnished or part-furnished, the property offers good space for a single person or couple and benefits from modern, fitted kitchen with gas hob and appliances, newly fitted bathroom suite with bathtub and shower over the bath, a spacious double bedroom and excellent sized lounge. The property benefits gas central heating, street parking and is within a 15 minute walk of the City Centre.*

*Please note, the rent is charged excluding the water bill. The water will be charged at £22 a month extra, payable to the landlord.*

*VIDEO VIEWING AVAILABLE. FLOOR PLAN AVAILABLE. PART-FURNISHED/UNFURNISHED.*

*EPC RATING of D  
COUNCIL TAX BAND of B*

*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.*

- *First-floor*
- *Gas central heating*
- *Video viewing available*

**515.00 sq ft**