



**100 Clodien Avenue, Cardiff, CF14 3NQ**

**£1,275**

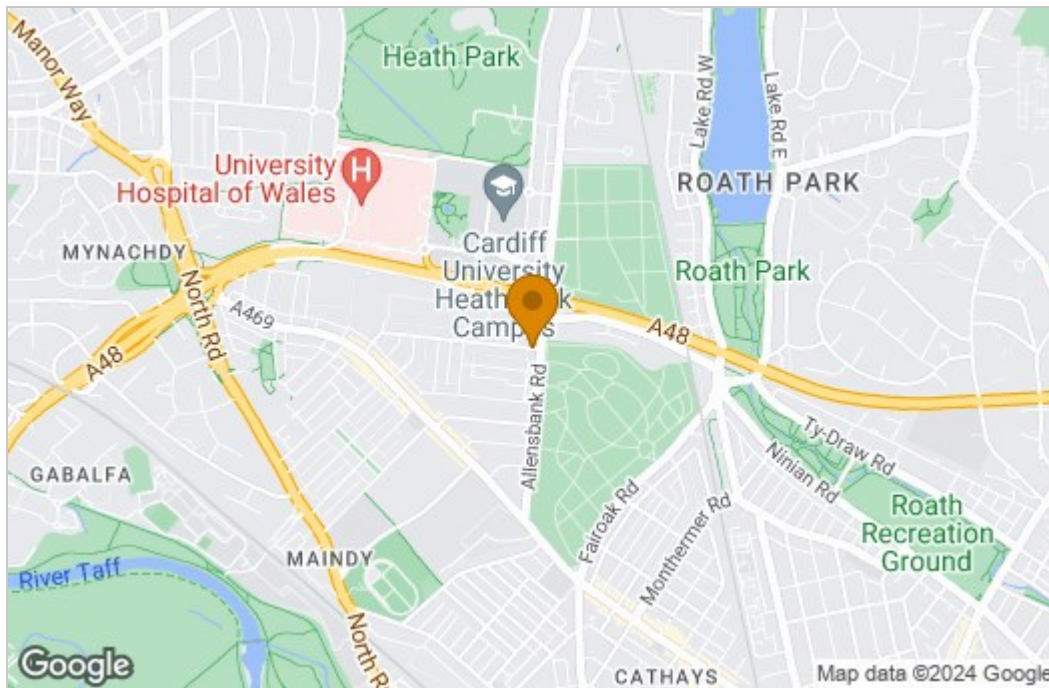
The Letting Station are pleased to offer for rent this unique, spacious, modern 1st & 2nd-floor maisonette. The property briefly comprises its own private entrance, lounge with an arch to a modern fitted kitchen, two double bedrooms and bathroom. The property also comes furnished, GCH, and UPVC double glazing.

Excellent location for amenities, public transport and university hospital Wales.

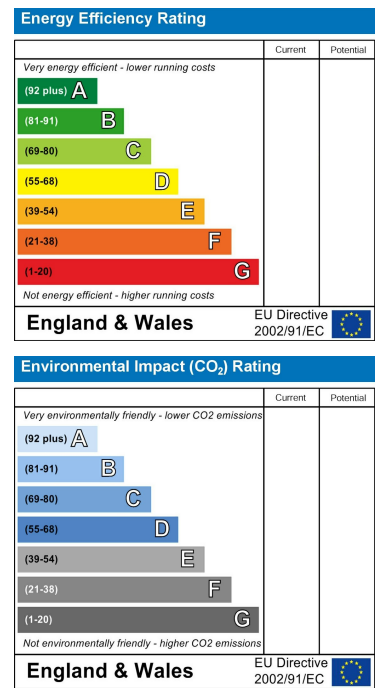


# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.