



CHURCH ROAD

CARDIFF

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OLD ST.MELLONS,CF36YT

PCM

£1,650 PCM -

 3 Bed

 2 Bath

 sq ft

A stunning three-bedroom, new-build luxury detached home, offered unfurnished and complete with a garage and private driveway. This beautifully designed property features an inviting entrance hallway, a spacious living room, a convenient downstairs cloakroom, and a modern fitted kitchen/diner equipped with an oven and hob.

The master bedroom boasts its own en-suite shower room, accompanied by two further well-proportioned bedrooms and a stylish family bathroom.

Additional benefits include gas central heating, double glazing, and patio doors opening onto the rear garden, perfect for relaxing or entertaining. There are also two dedicated parking spaces at the front of the property.

Ideally located close to Cardiff Gate and the M4 motorway, this home offers excellent access to local amenities and commuter links.

EPC Rating: B
Council Tax Band: E
Deposit required: £1,750
Applicants must have a combined annual income of £49,500 to pass referencing.

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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



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KNIGHTS