

30B Syr Davids Avenue

Cardiff, Cardiff, CF5 1GH



A well proportioned first floor flat with private entrance and the original entrance hall on the ground floor and the living accommodation above. Comprises living room, bedroom, kitchen and bathroom. Views over Thompsons Park to the side and only around half a mile on foot from the shops, bars and cafes of Pontcanna, Llandaff and Canton. EPC: E.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

Monthly Rental Of £800

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
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Accommodation

Porch

Wooden double doors from the front and an inner door to the hall. Tiled floor.

Entrance Hall

Original tiled floor, moulded coved ceiling and arch. Stairs to the first floor. Fitted cupboard. Central heating radiator. Fitted coat hooks. Power points.

First Floor

Landing

New fitted carpet to the stairs and landing. Shelving unit. uPVC double glazed window and wooden window to the side. Doors to all rooms. Power points. Dado rail. Original moulded coved ceiling. Fitted cupboard. Central heating radiator. Power point.

Lounge *16' 1" into recess x 17' 5" into bay (4.91m into recess x 5.3m into bay)*

A spacious lounge to the front of the property with attractive circular bay window. New wooden double glazed windows throughout. Original moulded coved ceiling, picture rails and deep skirting boards. Fitted carpet. Period fireplace with wooden surround. Power points and TV point. Central heating radiator.

Kitchen *10' 5" x 10' 11" (3.18m x 3.32m)*

Vinyl floor. New fitted kitchen with a range of wall units, base units and work surfaces. Integrated electric oven, four zone electric hob, extractor fan and fridge freezer. Washing machine. uPVC double glazed window to the rear. Power points. Part tiled walls. Space for dining table and chairs. Central heating radiator.

Bedroom *9' 8" into recess x 11' 9" (2.94m into recess x 3.58m)*

A double bedroom with dual aspect having two wooden windows to the side and a uPVC double glazed window to the rear. Fitted carpet. Central heating radiator. Power points. Original moulded coved ceiling and deep skirting boards.

Bathroom *7' 0" x 11' 5" (2.14m x 3.48m)*

Vinyl floor. Suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin. Part tiled walls. Fitted cupboard.

Additional Information

Availability

This property is available immediately pending the successful completion of the application process. For affordability, applicants must be able to demonstrate gross annual earnings of £32,175.

Furnishing Status

The property will be rented on a furnished basis. Main items to include a sofa in the lounge, double bed in the bedroom and a dining table and chairs in the kitchen amongst other things.

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £1,922.19 for the year 2025/26.

Our Fees

For all tenancies, we require rent paid one month in advance. Prior to the commencement of any tenancy, tenants must pay, in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit, this payment will be held in the Government backed TDS scheme. Details of the Tenancy Deposit Scheme can be found at their website, www.tenancydepositscheme.com/. David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP).

Energy Performance Certificate

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK <https://find-energy-certificate.digital.communities.gov.uk/energy-certifica...>

Energy performance certificate (EPC)

30B SYR DAVID'S AVENUE CANTON CARDIFF CF5 1GH	Energy rating E
Valid until 8 January 2031	Certificate number 2411-6911-6613-3196-6635

Property type	Top-floor flat
Total floor area	64 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy performance.](#)





