

# 9 Fern Street

Canton, Cardiff, CF5 1ES



A two bedroom end terrace house located in Canton, positioned between Victoria Park and Thompson's Park, and close to Cardiff city centre, major link roads and within walking distance of shops, bars and cafes. This end of terraced house comprises a spacious lounge/dining room, fitted kitchen, spacious shower room, two double bedrooms and a enclosed, sunny rear garden. Available immediately, on an unfurnished basis. EPC: D.

**David  
Baker & Co.**  
Your local Estate Agent & Chartered Surveyor

## Monthly Rental Of £1,200

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

### **Ground Floor**

#### **Entrance Hallway**

uPVC front door. Laminate floor. Stairs to the first floor. Door to the living room and open to the kitchen. Central heating radiator. Power points.

#### **Lounge/Diner** *10' 10" max x 23' 0" total (3.3m max x 7m total)*

Laminate flooring. uPVC double glazed window to the front and rear. Two central heating radiators. Power points and TV point.

#### **Kitchen** *8' 6" x 12' 1" (2.6m x 3.68m)*

Laminate flooring continued from the hall. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob and extractor hood. Washing machine and fridge freezer. Single bowl stainless steel sink with drainer. uPVC double glazed window to the rear and a window and door to the side. Recessed lighting. Part tiled walls. Power points.

### **First Floor**

#### **Landing**

Timber floor. Doors to both bedrooms and bathroom. Hatch to loft space.

#### **Bedroom 1** *15' 1" max x 11' 6" approx (4.59m max x 3.5m approx)*

Original timber floor. Two uPVC double glazed windows to the front. Central heating radiator. Power points. TV, Virgin Media and BT points.

#### **Bedroom 2** *11' 8" max x 12' 4" approx (3.56m max x 3.77m approx)*

Original timber floor. uPVC double glazed window to the rear. Power points. Central heating radiator.

#### **Bathroom** *9' 1" x 11' 7" (2.76m x 3.54m)*

Built in cupboard with gas combination boiler. Tiled floor. Suite comprising a corner shower cubicle with mixer shower, WC and sink. Central heating radiator. uPVC double glazed window to the rear.

### **Outside**

#### **Garden**

An enclosed, paved garden.

## **Additional information**

### **Council Tax**

Council tax for the period of April 2025 to March 2026 is £2,170 per year

### **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. Initial move-in monies can be paid online via BACS, with a debit or credit card via The Letting Partnership (on the phone), or in cash to David Baker & Company. Details of the Tenancy Deposit Scheme can be found on their site, [www.tenancydepositscheme.com](http://www.tenancydepositscheme.com). A holding deposit equal to one weeks rent is payable to secure the property. 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).

### Availability

Available now subject to successful referencing.

### Furnishing

Available unfurnished.

### Affordability

An income in excess of £39,600 would be required for this rental amount of £1,200 pcm.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

### Floor Plan















