



TO LET

£995 Per Calendar Month

| PEMBROKE MEWS | CARDIFF | CF5 1HG



- First Floor
- Two Double Bedrooms
- Parking
- Part Furnished
- EPC B
- Popular Location

 **2**
 **1**
 **1**
 **82**

THE PROPERTY

****TWO BEDROOM APARTMENT**** Situated in a very convenient location within easy access to the city center this is a nicely presented first floor flat briefly comprising:- Hall, Lounge open plan to fitted kitchen, two double bedrooms and bathroom. In addition the property benefits from gas central heating, door entry phone system, communal garden to rear and secure parking behind electric gate. This property is in an ideal location being a short stroll to the many shops, bars and restaurants on Cowbridge Road East and the popular Victoria and Thompson Parks. Available from June 2024 at £995pcm. Professionals only, no smokers or pets. EPC Rating B. Council Band C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	86
(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	



87 Pontcanna Street, Pontcanna, Cardiff, Cardiff, CF11 9HS
 Tel: 02920 780230 Email: lettings@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



Hern & Crabtree

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.