




TO LET

£945 Per Calendar Month

| FAIRWOOD ROAD | CARDIFF | CF5 3QH



- £995pcm
- Recently redecorated throughout
- Shared communal balcony
- Brand new kitchen!
- First Floor Flat
- EPC Rating C

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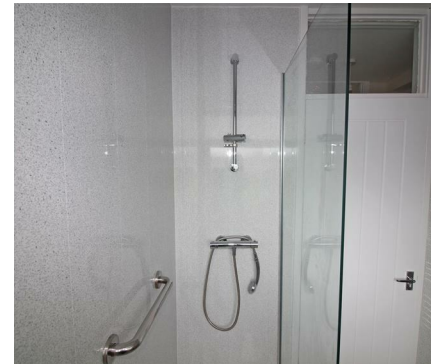
THE PROPERTY

****BRAND NEW KITCHEN & REDECORATION THROUGHOUT**** Hern & Crabtree are delighted to present this newly renovated to a high standard first floor flat in the quiet location of Fairwood Road, Fairwater.

Accessed via a communal entrance, the property comprises of a small entrance hallway leading to a large sunny aspect lounge two good sized double bedrooms, modern shower room and a newly fitted kitchen complete with white goods. The communal balcony also offers an escape to the fresh air in summer months! EPC Rating C. Council Band C. Available from April 2024. Strictly professionals only. £945PCM.



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