






TO LET
£1,200 Per Month

| JANET STREET | CARDIFF | CF24 2BE



- Redecorated throughout
- Available April 2024
- 3 Bedroom House
- £1200pcm
- Professionals Only
- Splott, Cardiff

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THE PROPERTY

****NEWLY DECORATED AND REFURBISHED THREE BEDROOM HOUSE**** Hern & Crabtree are pleased to present this three bedroom house located in Splott, Cardiff. Having recently been renovated throughout to include a brand new kitchen, bathroom, carpets and decoration, this property offers a spacious open plan lounge into dining room and modern kitchen to the ground floor, three spacious and bright bedrooms and modern bathroom to the first floor. Outside, there is an enclosed rear garden. Available from April 2024 at £1200PCM. EPC rating E. Council Band D.



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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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.