



TO LET
£1,100 Per Calendar Month
| TYN-Y-PWLL ROAD | CARDIFF | CF14 1AS



THE PROPERTY

Hern & Crabtree are pleased to offer for rent this lovely 2 bedroom ground floor garden apartment.

The accommodation, which is neutrally decorated throughout, briefly comprises entrance hall, open plan living room/dining room, two double bedrooms and a modern bathroom suite. The property further benefits from a generous sized enclosed rear garden and off road parking to the front.

Tyn y Pwll Road is a convenient residential location in the heart of Whitchurch village and within a short walk of all local amenities, public transport links, the Taff Trail and the University Hospital of Wales (UHW).

Available from 1st May 2024, Un-furnished, Council Band D, EPC rating C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	75
(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.