



TO LET
£1,450 Per Calendar Month
| PENHILL ROAD | CARDIFF | CF11 9PR



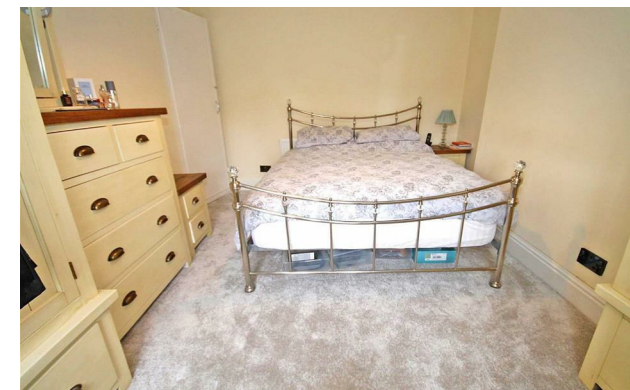
- THREE BEDROOMS
- OPEN PLAN LIVING
- END TERRACE
- LARGE BATHROOM
- PARK VIEWS
- UNFURNISHED
- EPC E



THE PROPERTY

****LOVELY THREE BEDROOM PONTCANNA HOUSE**** Hern & Crabtree are delighted to present this lovely three bedroom end terrace house overlooking Llandaff Fields. This property comes unfurnished and comprises open plan lounge and dining area, modern kitchen, utility area to the ground floor. Upstairs is a spacious bathroom complete with roll top bath and separate shower cubicle, two double bedrooms and a single bedroom. Externally there a garden to the rear, patio garden to the front, on street parking and close proximity to local transport links and the shops, cafés and restaurants of Pontcanna. Available at £1450pcm from April 2024 Strictly Professionals Only. No Pets. EPC Rating E. Council Band F.

- FRONT GARDEN
- ENTRANCE HALL
- LOUNGE/DINING ROOM
- KITCHEN
- UTILITY AREA
- MASTER BEDROOM
- BEDROOM TWO
- BEDROOM THREE
- FAMILY BATHROOM
- REAR GARDEN



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	39	43
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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



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.