





TO LET
£900 Per Calendar Month

| NEW ROAD | CARDIFF | CF3 3AE



- £900 per calendar month
- Available May 2024
- Two double bedrooms
- Shared Garden
- Ground Floor Flat
- EPC Rating TBC

 **2**
 **1**
 **1**
 **null**

THE PROPERTY

Hern & Crabtree are proud to present this ground floor two bedroom flat in the peaceful location of New Road, Rumney. With great access to Cardiff City centre and a stones throw away from Newport Road, this property comes with a great location. Upon entering, you are greeted with a spacious hallway, leading to two double bedrooms. To the front of the property, there is a spacious family bathroom and bright living room. With access to the shared garden space, the kitchen is bright and offers full fridge/freezer and washing machine. EPC Rating TBC. Council Bans C. £900 per calendar month. Strictly professionals only.



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.