



TO LET
£950 Per Calendar Month
| PANTBACH PLACE | CARDIFF | CF14 1UN



- First Floor Apartment
- Two Bedrooms
- Unfurnished
- Parking
- Available June 2024
- £950pcm



THE PROPERTY

****TWO DOUBLE BEDROOM MAISONETTE**** Hern & Crabtree are delighted to present this two double bedroom maisonette nestled in the heart of Birchgrove, this two bedroom flat is sure to provide all the comforts of home. Located in the desirable Pantbach Road area, it is just a short stroll from local amenities, shops and eateries. The area also offers excellent transport links, with regular buses and trains to Cardiff City centre and surrounding towns and villages.

The property itself is a two-bedroom flat with open plan kitchen and lounge. The lounge area is bright and airy, with windows that allow plenty of natural light to flood in. The kitchen is modern and well-equipped with white goods provided, making meal times a breeze. The two double bedrooms are generously sized and provide plenty of storage space, whilst the family bathroom features a bath and wall mounted shower. Externally there is off road parking for residents or guests and the property is close to a number of parks and green spaces, perfect for those looking to get out and enjoy the great outdoors.

Available from June 2024 at £950pcm, this property would be an ideal choice for couples or small families looking for an affordable but comfortable home in the Cardinals. Don't miss out - book your viewing today! located in Birchgrove. This property comes unfurnished and comprises open plan lounge and kitchen (white goods provided), two double bedrooms and a family bathroom. Externally there is off road parking and close proximity to local amenities and onward transport links. Strictly Professional Couple or Single Only. No Pets. 12 Month contract. EPC rating C. Council Band C.



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.