



Hern and Crabtree







TO LET
£1,300 Per Calendar Month

| PALACE ROAD | CARDIFF | CF5 2AF



- Refurbished Apartment • Unfurnished
- Two Double Bedrooms • Second Floor
- Brand New Fittings • Integrated Appliances

 **2**
 **1**
 **2**
 **73**

THE PROPERTY

****SUPERB TWO BEDROOM SECOND FLOOR APARTMENT**** Hern & Crabtree are delighted to present this spacious two bedroom second floor apartment located in Llandaff that has been completely refurbished throughout to a very high standard. This property comprises open plan lounge and kitchen complete with washing machine, dishwasher and integrated fridge freezer, two double bedrooms and a lovely modern bathroom complete with shower cubicle & bath. Externally there are communal rear gardens and close proximity to Llandaff Village and Pontcanna. Available at £1300pcm. Strictly Professionals Only. No Pets. EPC rating C. Council Band E Occupation from July 2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(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.