



Hern and Crabtree



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TO LET

£1,100 Per Calendar Month

| MANSTON CLOSE | CARDIFF | CF5 2EW



- Mid-Terrace House
- Two Double Bedrooms
- Kitchen/Diner
- Contemporary Bathroom
- Tastefully Presented
- Private Rear Garden
- Off Street Parking Space
- EPC C

THE PROPERTY

****TWO BEDROOM MID TERRACE HOUSE**** Hern & Crabtree are pleased to present this property that has been modernised throughout. The accommodation briefly comprises: Entrance Hall, Lounge and Kitchen/Diner to the ground floor. To the first floor are Two Double Bedrooms and a Contemporary Bathroom. The property further benefits from a private rear garden along with an allocated parking space. Danescourt railway station is within close walking distance and is close to local shops, cafés and amenities via Danescourt and Llandaff. Available at £1100pcm from July 2024. EPC C. Council tax band D.



Entrance Hall

Entered via half double obscure glazed front door, fitted floor mat, coved ceiling, electric fuse board.

Lounge

17'1" x 11'11"

Entered via half glass wood door, double glazed pvc window to the front, coved ceiling, vertical radiator, stairs rising to the first floor, fireplace alcove with tiled hearth, sky TV point.

Kitchen/Diner

11'10" x 7'7"

Double glazed pvc window to the rear, fitted with a range of wall and base units with work tops over, stainless steel sink and drainer with mixer tap, integrated four ring gas hob with cooker hood above and oven, plumbing for washing machine, integrated fridge/freezer, vertical radiator, wood laminate flooring, coved ceiling, half double glazed back door.

First Floor Landing

Stairs rising from lounge with wooden handrail and spindles, access to loft space, doors to all rooms.

Bedroom One

8'2" x 11'11"

Double glazed pvc window to the front, coved ceiling, radiator, wood laminate flooring.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		73	
(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.