



TO LET
£1,100 Per Calendar Month
| CLOS Y HEBOG | CARDIFF | CF14 9JL



THE PROPERTY

****THREE BEDROOM DETACHED HOUSE**** Hern & Crabtree present this three bedroom detached house located in the popular location of Thornhill. This property comes unfurnished and comprises lounge, kitchen with dining area, conservatory and WC to the ground floor while upstairs are three bedrooms (one en suite) and a family bathroom. Externally there is a garden to rear and two parking spaces to the front. Available at £1100pcm from the end of June 2024. Strictly Professionals Only. No Pets. EPC Rating D. Council Band F. PLEASE NOTE THAT THIS PROPERTY IS A SHORT TERM CONTRACT ONLY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.