



TO LET
£1,200 Per Calendar Month

| MAES PAPUR | CARDIFF | CF11 8FP



- Two Double Bedrooms
- Garden
- Off Road Parking
- Popular Location
- Excellent Decor
- Viewing is recommended!



THE PROPERTY

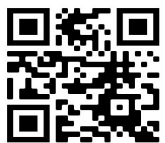
Hern & Crabtree are delighted to offer for rent this two double bedroom mid-terrace house located on the popular development of The Mill in Canton. With a pretty rear garden and an off-street parking space, this property is simply perfect!

The accommodation briefly comprises Entrance Hall, Cloakroom/W.c., Kitchen/Diner and Lounge with French Doors out to the Rear Garden. On the first floor are Two Double Bedrooms and a modern Bathroom. The property further benefits from an allocated parking space.

Maes Papur is perfectly located for easy access to Canton, Pontcanna, and Victoria Park which offer a great selection of shops, cafés, and eateries. Available at £1200pcm as furnished from August 2024. EPC B. Council Band D.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus) A			
(81-91) B		84	
(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.