







TO LET

£1,300 Per Calendar Month

| MAYFIELD AVENUE | CARDIFF | CF5 1AL



- Three bedrooms
- Unfurnished
- Family bathroom
- Two Reception Rooms
- Garage
- EPC C

 **3**
 **1**
 **2**
 **69**

THE PROPERTY

****THREE BEDROOM FAMILY HOME**** Hern & Crabtree present this three bedroom unfurnished mid terrace house located in Canton. The property comprises of two reception rooms and kitchen to the ground floor while upstairs are two double bedrooms, one single bedroom and a family bathroom. Externally there is a garden and garage to the rear and on street parking to the front. Available for occupation from 1st August 2024 at £1300pcm. Professionals Only. No Pets. EPC Rating C. 12 month tenancy. Council Tax Band E.



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