



TO LET

£1,750 Per Calendar Month

| HEOL ST. DENYS | CARDIFF | CF14 0RU







THE PROPERTY

This lovely three bedroom detached family home is located in the highly sought after area of Lisvane.

The area of Lisvane is highly desirable for its excellent local amenities and fantastic access to schools and green space making it a great place to live.

The well presented accommodation briefly comprises an entrance hall, cloakroom, large open plan living and dining room, and a modern white kitchen to the ground floor. To the first floor there are three bedrooms, and a family bathroom. The property benefits from a large enclosed rear garden and to the front of the property is a driveway and garage providing off street parking. Available at £1750PCM, Un-furnished from July 2024. Council Band G. EPC Rating D Call today to book your viewing!

 **3**
 **1**
 **2**
 **63**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



87 Pontcanna Street, Pontcanna, Cardiff, Cardiff, CF11 9HS
 Tel: 02920 780230 Email: lettings@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



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.