







TO LET
£1,100 Per Calendar Month

| CLWYD | PENARTH | CF64 1DZ



- Superb Duplex Apartment
- Two Bedrooms
- Sea Views
- Furnished
- EPC D

 **2**
 **1**
 **1**
 **68**

THE PROPERTY

****SUPERB DUPLEX APARTMENT WITH DIRECT SEA VIEWS**** Hern & Crabtree are delighted to present this lovely two bedroom apartment with direct sea views over Cardiff Bay. The property comes furnished and comprises kitchen complete with white goods, and lounge with floor to ceiling windows offering stunning sea views over Cardiff Bay. Upstairs is master bedroom with patio doors opening onto a private balcony with lovely sea views, and a second smaller bedroom. Externally there are well maintained communal gardens plus private parking and it is only a short stroll to the shops, cafes and restaurants of Penarth. Available at £1100pcm from August 2024. Strictly Professional Couple or Single only. No Pets. EPC Rating D. Council Band C. 12 month tenancy agreement.



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