



Hern and Crabtree



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TO LET

£1,100 Per Calendar Month

| GWYNANT CRESCENT | CARDIFF | CF23 6LT



- First Floor Maisonette
- Two Double Bedrooms
- Newly Refurbished
- Garden
- Unfurnished



THE PROPERTY

TWO BEDROOM GARDEN MAISONETTE** Hern & Crabtree are delighted to present this two bedroom first floor maisonette which is in good throughout. The property comes unfurnished and comprises two double bedrooms, a modern kitchen complete with white goods, a family bathroom and a bright and spacious lounge. Externally there is a private front garden, on street parking and close proximity to local amenities, Roath Park and onward transport links into the City Centre. Available at £1100 pcm from the beginning of September 2024. Council Tax Band D. EPC rating D.



Lounge



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