






**TO LET**  
**£1,400 Per Calendar Month**  
| HEATHWOOD GROVE | CARDIFF | CF14 3RD



- Semi Detached House
- Unfurnished
- Four Bedrooms
- Two Reception Rooms
- Large Garden
- Driveway

 **4**
 **1**
 **2**
 **61**

## THE PROPERTY

**\*\*FOUR BEDROOM SEMI DETACHED HOUSE\*\*** Hern & Crabtree are pleased to present this spacious four bedroom detached house located close to UHW and local amenities. This property comes unfurnished and comprises two reception rooms, breakfast room and kitchen to the ground floor. On the first floor are three bedrooms and a family bathroom, whilst there is a fourth bedroom to the second floor. Externally there is a large rear garden with side access, driveway and front garden plus very close proximity to local transport links, shops and UHW. Available at £1400pcm Available from 1st September 2024. EPC D. 12 month tenancy. Council Tax Band F.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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

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



**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.