



**TO LET**

**£1,395 Per Calendar Month**

| LOWER CATHEDRAL ROAD | CARDIFF | CF11 6LU



## THE PROPERTY

**\*\* FOUR BEDROOM MID TERRACE HOUSE\*\*** Hern & Crabtree present this four bedroom mid terrace house located in Riverside. The property comes unfurnished and presented in good condition. The house briefly comprises open plan lounge and kitchen to the ground floor. To the first floor are four good sized bedrooms, and a shower room. Externally there is on street parking (permits). Available at £1395 from September 2024. Strictly Professionals in full time employment only. No Pets. EPC Rating D. Council Band E.



4



1



1



58



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	63
(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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**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.