



TO LET

£1,250 Per Calendar Month

| Ffordd Williamson | Cardiff | CF3 6AW



- Available September 2024
- Two Double Bedrooms
- EPC Rating C
- Open Plan Kitchen Living
- £1250 Per Calendar Month
- Council Tax Band C
- Old St Melons

THE PROPERTY

Hern & Crabtree are proud to introduce this spacious two-bedroom flat located in the desirable area of Church Road, Old St Melons.

The property features two spacious double bedrooms, open plan kitchen living and a spacious bathroom complete with bath tub. Offered at £1250 per calendar month available NOW!

Situated on the ground floor, this property includes its own parking space and access to a communal garden. The village offers fantastic amenities, including a primary school, local shops, St Ederyns Park, a Public House to enjoy and more! For those required to commute, this property boasts excellent transport links to and from Cardiff City Centre via local bus routes and easy access to the M4 link roads.

£1250 per calendar month. Council Tax Band C. EPC Rating C. Available September 2024.

Don't miss the chance to see this exceptional property for yourself, call us today on 02920780230.



 **2**
 **1**
 **1**
 **80**



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