



Hern and Crabtree



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TO LET
£1,100 Per Calendar Month

| LLANFAIR ROAD | CARDIFF | CF11 9QB



- Call Edward: 07817494880
- Two Bedrooms
- Lounge/Dining Room
- Fitted Kitchen
- Bathroom
- Popular Location

 **2**
 **1**
 **1**
 **56**

THE PROPERTY

**** FIRST FLOOR APARTMENT**** Hern & Crabtree present this two bedroom unfurnished apartment. Within a stone's throw from Pontcanna Playing Fields and Cathedral Road this handsome flat will prove popular. Briefly comprising: Communal Entrance, Hall, Lounge, Kitchen, Bathroom and Two Bedrooms. Further benefiting from a gas central heating system and double glazing. Available at £1100pcm. Available from End of September 2024. EPC rating D Council Band C. Unfurnished.

Communal Entrance

Hall

Hall from communal entrance from front of the building. Optional own entrance to flat via kitchen.

Lounge/Dining Room



Door from Kitchen into lounge/dining room.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		56	
(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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<https://www.hern-crabtree.co.uk>



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.