



TO LET
£1,600 Per Calendar Month
| EMERALD STREET | CARDIFF | CF24 1QB

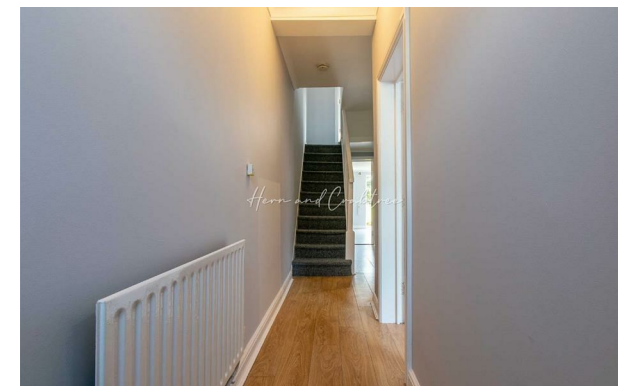


THE PROPERTY

Hern & Crabtree are happy to present this spacious, recently decorated three bedroom house on the outskirts of Cardiff City Centre offering superb transport links to the A48 & M4 Motorway.

This spacious abode offers well-presented accommodation, comprising the welcoming entrance hall, lounge, sitting room, contemporary style fitted kitchen with dining area, three generous-sized bedrooms and first-floor, three piece family bathroom suite.

Offered at £1600 per calendar month available from October 2024. Council Tax Band D. EPC Rating D.



Entrance Hall

Accessed via glazed uPVC front door opening to hall with raised meter cupboard, radiator, laminate wood floor and stairs rising to split level landing. Doors to receptions and kitchen-breakfast room.

Lounge

13'6" x 11'2"

Double glazed window to front, coved ceiling, fitted cupboards, radiator, laminate wood floor, power points.

Dining Room

12'3" x 11'7"

Double glazed window to rear, coved ceiling, radiator, laminate wood floor, power points.

Kitchen/Breakfast Room

14'3" x 9'1"

Fitted wall and base units with worktops over and stainless steel sink unit with drainer. Integrated electric oven with ceramic hob and cooker hood over plus space for white goods & breakfast table and chairs. Coved ceiling, LED spotlights, radiator, power points and wall-mounted 'combi' boiler. Double glazed windows to side and rear and double glazed door to rear garden.

First Floor Landing

Split level landing with coved ceiling, loft access hatch and doors to bedrooms and bathroom.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



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

<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.