



TO LET
£1,050 Per Calendar Month
| MOORBY COURT | CARDIFF | CF10 4BT



THE PROPERTY

Welcome to this lovely 2-bedroom house in the heart of Cardiff Bay. This property boasts a reception room opening into a newly fitted modern kitchen complete with appliances. One double bedroom and one single bedroom to the first floor complete with newly fitted shower room.

There is a front and side garden to the property, providing a lovely outdoor space to enjoy a morning coffee or evening sunset. Being unfurnished allows you the freedom to decorate and style the house to your taste and make it truly feel like home.

Located in the vibrant city of Cardiff, you'll have easy access to a range of amenities, including shops, restaurants, and cultural attractions. The stunning Cardiff Bay area offers a beautiful backdrop for leisurely strolls or dining by the waterfront.

Don't miss out on the opportunity to make this lovely house your home. Available for occupancy in September 2024, EPC rating D. Council Band C

2 1 1 68



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	70
(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.