



TO LET

£1,100 Per Calendar Month

| BROAD STREET | CARDIFF | CF11 8BZ



- Available September 2024
- £1100 per calendar month
- EPC Rating D
- Council tax band D
- Pet Friendly
- Part Furnished
- Off Road parking
- Spacious garden



## THE PROPERTY

Hern & Crabtree are delighted to offer for rent this semi-detached house located on Broad Street in the popular location of Leckwith, Cardiff. This property boasts to the ground floor a light and airy reception room with parquet flooring, Good size kitchen with ample space for dining and a ground floor wc. to the first floor are two double bedrooms and bathroom.

One of the highlights of this property is the drive, providing convenient off-road parking for residents and visitors alike. Additionally, the garden offers outdoor space where you can unwind and enjoy the fresh air and is also Pet Friendly.

Available September 2024, EPC D Council Band D, Part Furnished. Pet Friendly



**Entrance Hall**  
156 x 112  
With original parquet flooring, under stairs storage cupboard & glass panel doors off to the living room & kitchen.

**Living Room**  
156 x 112  
With original parquet flooring, fireplace with mantle surround & Storage cupboard.

**Kitchen**  
144 x 8'6  
Fitted with large fridge/freezer and washing machine. Small downstairs WC to back of kitchen.

**Bedroom 1**  
114 x 11'8  
Furnished with double bedframe and mattress, large rug.

**Bedroom 2**  
11'5 x 9'  
Furnished with double bedframe and mattress, large rug.

**Bathroom**  
8'4 x 5'7  
Large bath with wall mounted electric shower.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.