







## TO LET

£1,100 Per Calendar Month

| BROAD STREET | CARDIFF | CF11 8BZ



- Avaliable September 2024
- EPC Rating D
- Pet Friendly
- Off Road parking

- £1100 per calendar month
- Council tax band D
- Part Frunished
- 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















65

Entrance Hall

15'6 x 11'2

With original parquet flooring, under stairs storage cupboard & glass panel doors off to the living room & kitchen.

Living Room

15'6 x 11'2

With original parquet flooring, fireplace with mantle surround & Storage cupboard.

Kitchen

14'4 x 8'6

Fitted with large fridge/freezer and washing machine. Small downstairs WC to back of kitchen.

Bedroom 1

11'4 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.

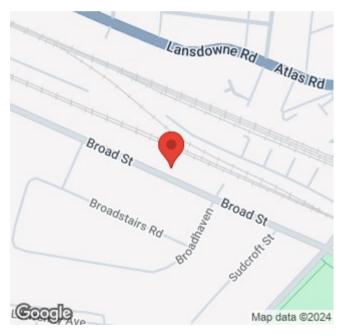
Bathroom

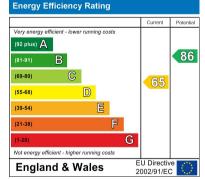
8'4 x 5'7

Large bath with wall mounted electric shower

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		65	
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			









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