



**TO LET**  
**£1,300 Per Calendar Month**  
| LLANDAFF ROAD | CARDIFF | CF11 9PX



- Top Floor Apartment
- Fully Furnished
- Stylish Interior
- Two Double Bedrooms
- Ensuite
- Allocated Parking
- £1300pcm
- Pontcanna, Cardiff



## THE PROPERTY

**\*\*SUPERB TWO DOUBLE BEDROOM APARTMENT\*\*** Hern & Crabtree present this lovely two bedroom top floor apartment located near Pontcanna. This property comes fully furnished and comprises fantastic kitchen and lounge area, two double bedrooms (one with ensuite bathroom) and a wet room. Externally there is a communal garden, allocated parking for one vehicle and just 5 minutes walk from the cafe culture of Pontcanna. Available from November 2024 at £1300pcm. Professionals Only. EPC C. 12 month tenancy agreement. Council Tax Band C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(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	



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**Hern & Crabtree**

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.