



TO LET

£1,100 Per Calendar Month

| MALEFANT STREET | CARDIFF | CF24 4QF



THE PROPERTY

****TWO BEDROOM RECENTLY DECORATED HOME**** Hern & Crabtree present this two bedroom unfurnished house. The property comprises large lounge and dining area and modern kitchen to the ground floor. On the first floor there are two double rooms and on the top floor there is a family bathroom. Externally there is a courtyard to the rear and on street parking to the front. Available at £1100pcm from October 2024. Applicants must be in full time employment. No Pets. EPC Rating E. 12 month tenancy. Council Tax Band E.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	55
(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.