



TO LET

£995 Per Calendar Month

| WESTERN AVENUE | CARDIFF | CF5 2BD



- Duplex Apartment
- Two Bedrooms
- Part Furnished
- Parking
- EPC C
- £995pcm
- Llandaff, Cardiff
- Available October 2024



THE PROPERTY

****TWO BEDROOM DUPLEX APARTMENT**** Hern & Crabtree are delighted to present this two bedroom duplex apartment located in Llandaff. This property comes unfurnished and is presented to a high standard comprising of modern kitchen, lounge complete with sofa, double bedroom, modern family bathroom and a further bedroom on the first floor. Externally there is off road parking, and also close proximity to local amenities and transport links. Available at £995pcm from October 2024. Strictly Professionals Only. No Pets. EPC Rating C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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>



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.