

# Llwyn Grug

CARDIFF, CF14 6LN

£1,450 PER CALENDAR MONTH

Hern & Crabtree



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Hern & Crabtree are delighted to present this attractive three-bedroom semi-detached home, situated in a quiet and desirable location in the popular area of Rhiwbina.

The property briefly comprises an entrance hall with a convenient cloakroom, a bright and welcoming living room and a spacious modern kitchen with direct access to a lovely rear garden. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from an enclosed rear garden and off-road parking to the front. The home is ideally located close to local amenities and transport links, while enjoying a peaceful residential setting. (PLEASE NOTE THAT THE GARAGE AND LOFT SPACE IS NOT INCLUDED)

Available from February 2026 at £1,450 PCM.

INITIAL 6 MONTH CONTRACT

No smokers or pets permitted.

EPC Rating: C

Council Tax Band: E.

A holding fee of £150 will be payable to secure the property. This will be deducted from the final balance of the first month rent payable upon moving into the property subject to a successful application. Hern & Crabtree Ltd reserves the right to retain this payment should the applicant have provided false or misleading information.





# Good old-fashioned service with a modern way of thinking.

