



**Edwards & Co**  
property sales & lettings

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**Stembridge House  
The Crescent  
Llandaff  
Cardiff  
CF5**

**£1,700 Monthly**



- 3 DOUBLE BED APARTMENT THE CRESCENT, LLANDAFF
- Suitable for professional's sharing
- Living space and kitchen + utility + balcony
- Brand new shower room
- Top floor with lift access + allocated parking
- Close to Llandaff High Street and Pontcanna Fields
- RENT £1700 PCM + £1800 BOND MIN TERM 12 MONTHS
- EPC RATING C COUNCIL TAX BAND F
- HOLDING DEPOSIT £390.80 \*CONDITIONS APPLY
- LET BY EDWARDS AND CO

**Ref: PRA53497**

## Viewing Instructions: Strictly By Appointment Only

### General Description

**\*3 DOUBLE BED APARTMENT AT THE CRESCENT LLANDAFF -SUITABLE FOR PROFESSIONALS SHARING\*\***

Edwards and Co are delighted to present for let this recently improved three double bedroom apartment in The Crescent, Llandaff. The property enjoys a prime location just a short distance from the amenities of Llandaff High Street, Pontcanna and Cardiff City centre, and opposite Llandaff fields. Situated on the top floor, this apartment briefly comprises three double bedrooms, kitchen, lounge with a balcony, separate utility room, and a new shower room. The property further benefits from allocated parking and lift access. Don't delay, enquire today! Holding fee payable: £390.80 (Equivalent of one week's rent, fully refundable upon successful referencing, Deposit: £1800, Council tax band: F, EPC rating: C



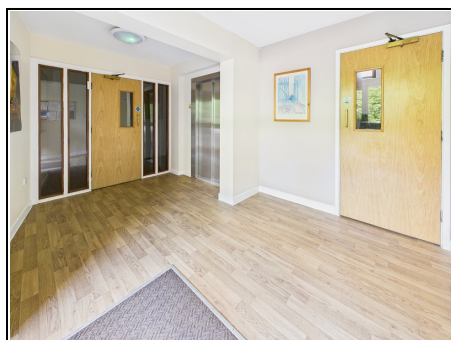
#### Additional Picture

Approach to Stembridge House from the parking area.



#### Communal Entrance

Communal entrance with call system entry.



#### Communal Entrance Hall

Communal ground floor lift and stair lobby providing access to all floors.



#### Landing

5th floor landing providing access to the top floor apartments.

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## Entrance Hallway

Internal entrance hallway of apartment providing access to all rooms.



## Lounge/Dining Room

Open plan lounge and dining area with balcony. Electric window blinds.



## Balcony

Outdoor seating area off the lounge/dining area.



## Kitchen

Fitted kitchen with integrated white goods including dishwasher, fridge/freezer oven and hob.



## Bedroom 1

Double bedroom with fitted wardrobes, bright decor and laminate floor. Electric window blinds.



## Bedroom 2

Double bedroom with fitted wardrobes, bright decor, laminate flooring.

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## Bedroom 3

Another double bedroom, bright decor, laminate flooring.

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## Shower Room/Wc

Bright and modern shower room w/c with walk in shower, close coupled wc and wash hand basin.

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## Communal Gardens

Tended and spacious communal gardens to the southerly aspect of the building.

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## Parking

Allocated parking for 1 vehicle with ample visitor parking on site also.

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## Agents Opinion

This property provides ample space for a family, professional couple or 3 friends/colleagues sharing and is very well-located to access Cardiff City centre, M4 and A48 road links. The property is only a short walk from the LLandaff Fields parkland and also LLandaff Cathedral and shopping centre. Not to be missed.

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Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:72


Tenure

We are informed that the tenure is


Council Tax

Band F

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.