



Edwards & Co
property sales & lettings

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Ty'r Y Sarn Road
Rumney
Cardiff
CF3

£1500 PCM



- 4 BEDROOM DETACHED HOUSE
- 2 GROUND FLOOR RECEPTION ROOMS
- FITTED KITCHEN + UTILITY ROOM
- GARDENS
- NEW DOUBLE GLAZED WINDOWS
- RENT £1500 PCM BOND £1600
- MINIMUM TERM 12 MONTHS
- EPC RATING D COUNCIL TAX BAND H
- HOLDING DEPOSIT £344.82 *CONDITIONS APPLY
- LET AND MANAGED BY EDWARDS AND CO



Ref: PRA53547

Viewing Instructions: Strictly By Appointment Only

General Description

* 4 DOUBLE BEDROOM DETACHED HOUSE IN RUMNEY, CARDIFF - AVAILABLE NOW* Edwards and Co are pleased to present this four double bedroom home. The property comprises four double bedrooms, a family bathroom, a separate WC, two reception rooms, a separate kitchen with a utility area, and a garden. UNFURNISHED APART FROM WHITE GOODS. *HOLDING FEE: THE EQUIVALENT OF ONE WEEK'S RENT: £344.82



Front Garden

Deep fronted garden laid to stone chipping's, boundary wall and pedestrian gate. Side access to rear gardens.



Covered Porch

Covered storm porch with front door access to hallway.



Hallway

Brightly decorated entrance hallway with stairs to first floor and access to ground floor rooms.



Kitchen

Fitted kitchen with white units, appliances where stipulated, wall mounted boiler.



Utility Room

Utility room off kitchen. plumbed for washing machine, sink and drainer.



Ground Floor WC

Downstairs toilet facility off rear lobby.



Reception Room 1

Spacious reception/dining room with sun room off. Brightly decorated with woodblock flooring.



Reception Room 2

The largest of the 3 reception rooms with carpeted flooring and bright decor.



Reception Room 3

Additional reception room/home office/family room with woodblock flooring.



Landing

Brightly decorated first floor landing with carpeted flooring and providing access to all first floor rooms.



Bathroom



WC

Separate first floor w/c adjacent to bathroom.



Bedroom 1

Brightly decorated double bedroom.



Bedroom 2

Brightly decorated double bedroom.



Bedroom 3

Brightly decorated double bedroom.



Bedroom 4

Brightly decorated double bedroom.

Rear Garden

Sizeable rear garden that is in the process of being prepared for photos.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:65

Tenure

We are informed that the tenure is

Council Tax

Band H

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		81
(69-80) C		
(55-68) D	65	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.