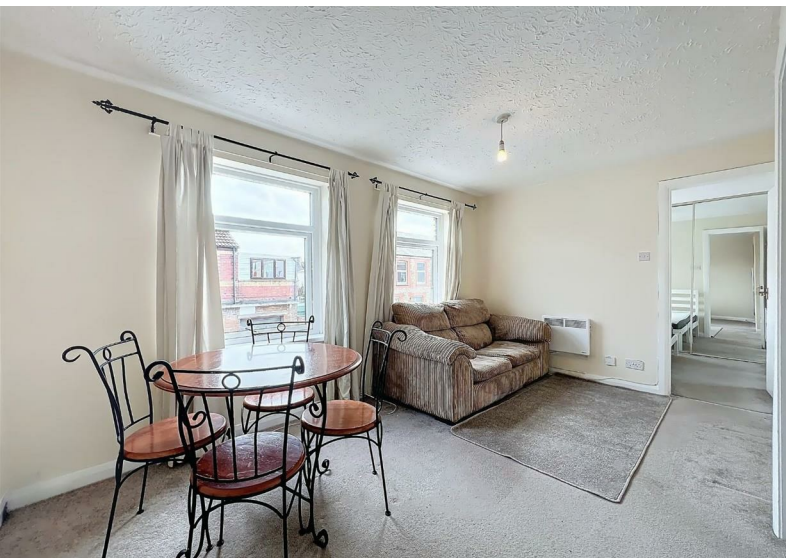




**Flat 3, Treherbert Court Treherbert Street, Cardiff, CF24 4JU**  
**£875 Per Month**



# Flat 3, Treherbert Court Treherbert Street, Cardiff, CF24 4JU

## £875 Per Month



### Introduction

Nestled in the vibrant area of Cathays, Cardiff, this charming one-bedroom first-floor apartment is now available for rent. Whether you are a professional seeking convenience or a student looking for proximity to university campuses, this property offers the perfect blend of comfort and practicality.

### Spacious Double Bedroom

The apartment features a generously sized double bedroom, fully furnished and equipped with ample storage space. The large window allows plenty of natural light to flood the room, creating a bright and inviting atmosphere. With neutral décor and cosy carpeting, the bedroom is a tranquil retreat from the hustle and bustle of daily life.

### Modern Kitchen

The kitchen is designed with functionality in mind. It boasts modern appliances, including an oven, hob, and washing machine, making meal preparation and household chores a breeze. The sleek cabinetry provides ample storage for all your kitchen essentials, while the spacious countertops offer plenty of room for cooking and entertaining.

### Bright Living/Dining Area

The open-plan living and dining area is the heart of the apartment. Large windows illuminate the space, creating a warm and welcoming environment perfect for relaxing or entertaining guests. The dining area comfortably accommodates a table and chairs, making it ideal for enjoying meals with friends or family.

### Bathroom with Shower Over Bath

The well-appointed bathroom features a shower over the bath, combining convenience with a touch of luxury. The crisp white tiles and modern fixtures create a clean and contemporary look, ensuring a refreshing start to your day or a relaxing soak in the evening.

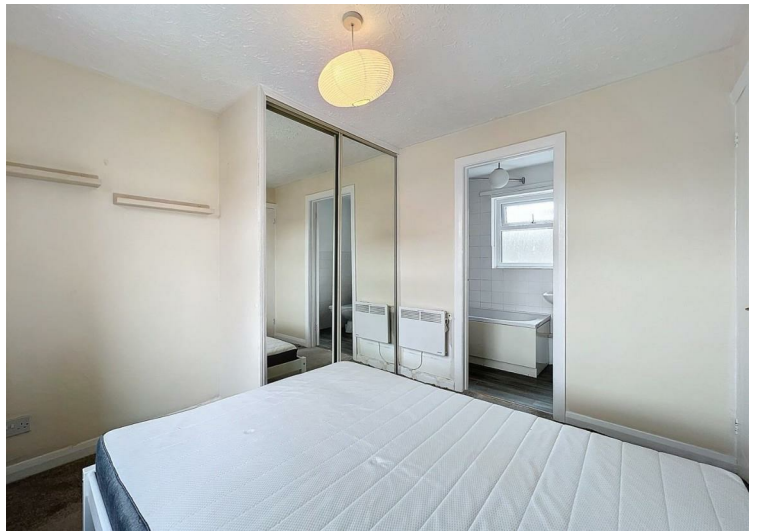
### Prime Location

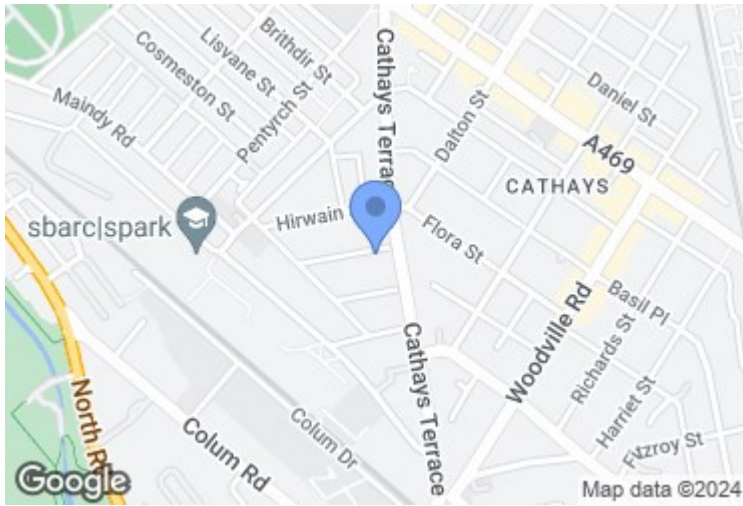
Situated in the desirable area of Cathays, this apartment benefits from an excellent location. Just a short walk from local shops, restaurants, and cafes, you will have everything you

need right on your doorstep. The area is well-served by public transport, with bus stops and train stations nearby.

### Council Tax

Band B.





## First Floor

Approx. 31.5 sq. metres (338.6 sq. feet)



Total area: approx. 31.5 sq. metres (338.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
[92 plus] <b>A</b>	
[81-91] <b>B</b>	
[69-80] <b>C</b>	
[55-68] <b>D</b>	
[39-54] <b>E</b>	
[21-38] <b>F</b>	
[1-20] <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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

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