



2 BEDROOMS

**READY
IMMEDIATELY**

**DRIVEWAY FOR
PARKING**

**HOLDING FEE
£253.85**

**SECURITY
DEPOSIT £1,200**

**SOUGHT AFTER
LOCATION**

£1,100 PER CALENDAR MONTH

This inviting two-bedroom semi-detached house is located in the highly sought-after Saffron Drive area of Cardiff and is available to let immediately. Offering off-road parking and a well-designed layout, it's an ideal choice for individuals, couples, or small families.



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Rumney, CF3 4FH
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ENTRANCE HALL

Enter via pvc front door, painted walls and ceilings, laminate flooring, door to living room.



LIVING ROOM

Pvc window to rear aspect, door to conservatory, laminate flooring, painted walls and ceilings, featured papered wall, access to kitchen, stairs leading to first floor.



KITCHEN

Pvc window to front aspect, tiled flooring, painted walls and ceiling with coving, range of matching wall and base units set on a complimentary work surface, stand alone oven with hob, dishwasher, fridge/freezer, washing machine, stainless sink with hot and cold taps, access to conservatory.



CONSERVATORY

Pvc window surround, tiled flooring, access via pvc back door into the rear garden, access to living room.

LANDING

The landing is comprised of painted walls and ceiling with wooden flooring.



BEDROOM 1

The main bedroom consists of a window looking to the rear aspect of the property, carpeted flooring, painted walls and ceiling.



BEDROOM 2

Bedroom two consists of a window looking to the rear aspect of the property, carpeted flooring, painted walls and ceilings.



BATHROOM

Pvc window to front aspect, vinyl flooring, tiled walls, painted ceilings, pedestal wash hand basin with hot and cold taps, panelled bath with hot and cold taps with electric shower over, close couple wc, storage cupboards.



REAR GARDEN

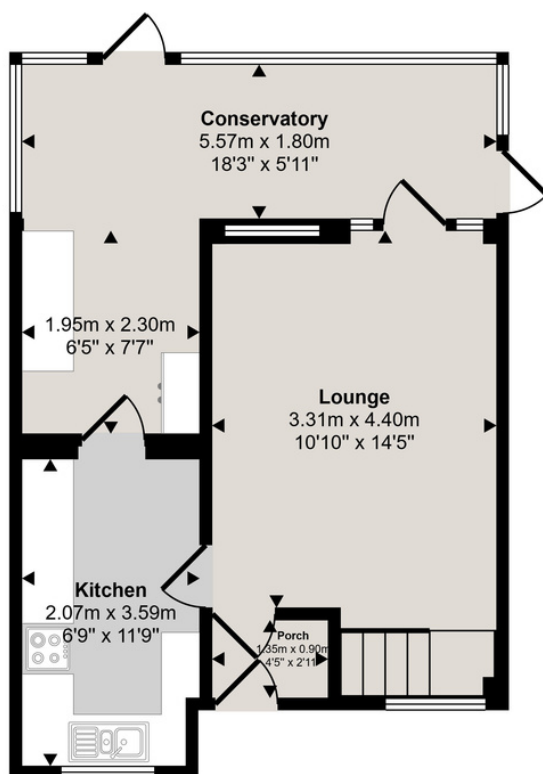
A combination of patio and lawn, the garden offers plenty of outdoor space and includes access to the front of the property.

Energy Performance Rating

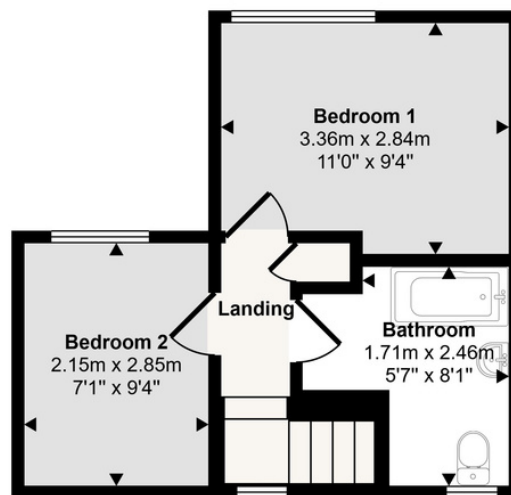
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Approx Gross Internal Area
67 sq m / 725 sq ft



Ground Floor
Approx 43 sq m / 458 sq ft



First Floor
Approx 25 sq m / 267 sq ft

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