

Wyndham Crescent

PONTCANNA, CARDIFF, CF11 9EG

£1,500 PER CALENDAR MONTH

**Hern &
Crabtree**



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This beautifully refurbished two bedroom maisonette offers stylish accommodation arranged over two floors set within an attractive period building on Wyndham Crescent.

The first floor is centred around a generous open plan kitchen, dining and living room where three large windows to the front bring in plenty of natural light. Herringbone flooring runs throughout and the kitchen has been fitted with integrated appliances, marble effect worktops and a range of wall and base units that sit comfortably within the space rather than dominate it. A double bedroom overlooking the rear completes this floor.

Upstairs, the principal bedroom benefits from a partially vaulted ceiling with a dressing room or study and excellent additional storage including a spacious boiler room. The bathroom has been finished with pink glazed tiling, brushed brass fittings, an illuminated recessed shelf and a bath with rainfall shower over, giving it a distinctive look.

To the rear is a secure bike storage area with covered cycle parking and additional storage, accessed via the side passage. With Pontcanna's independent cafés, parks and city centre all within easy reach, the location is every bit as appealing as the accommodation itself.

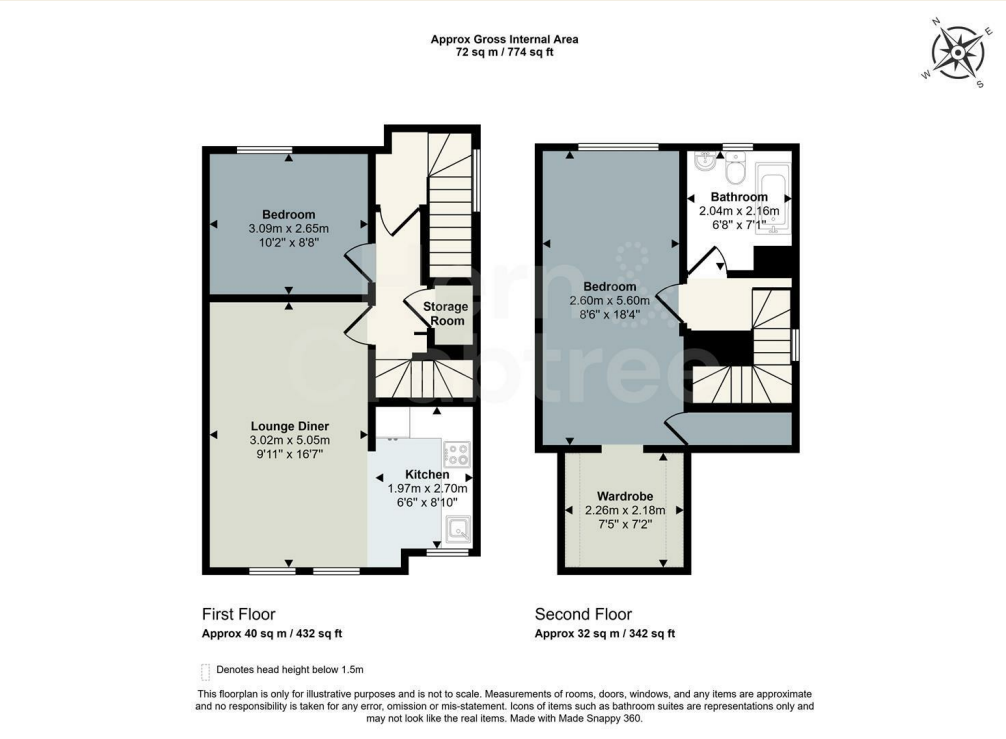
A holding fee of £150 will be payable to secure the property. This will be deducted from the final balance of the first month rent payable upon moving into the property subject to a successful application. Hern & Crabtree Ltd reserves the right to retain this payment should the applicant have provided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





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

Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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