



Edwards & Co
property sales & lettings

19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | lettings@edwardsandco.co.uk

**Lyric Way
Thornhill
Cardiff
CF14**

£950.00 PCM



- Fully refurbished 1 double bedroom house in Thornhill
- Stylish new kitchen and bathroom
- Open-plan lounge/dining room
- Excellent size double bedroom
- Fitted wardrobes to landing area
- Freshly decorated throughout
- Driveway parking and front garden
- Private rear garden
- Ideally located for all local amenities
- Full referencing and affordability checks required



Ref: PRA53895

Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully presented and fully refurbished 1 double bedroom house with parking and private garden in Thornhill
Edwards and Co are delighted to offer for rental this fabulous and stylish home located close to all local amenities and Llanishen Village centre. The property has had a new kitchen, bathroom and re-decoration throughout and is available for immediate rental. Long term rental available - full referencing and affordability checks will be required.



Driveway & Front Garden

Off road driveway parking and low maintenance garden area.



Front Entrance

Smart entrance door with outside light.



Entrance Hallway

Entrance hallway leading to lounge/dining room. Shelf storage.



Lounge/Dining area

Brightly decorated and spacious open-plan lounge with ample space for dining area. Stairs to first floor, doorway to kitchen and window to front aspect. Laminate flooring.



Lounge Second Angle

As depicted.



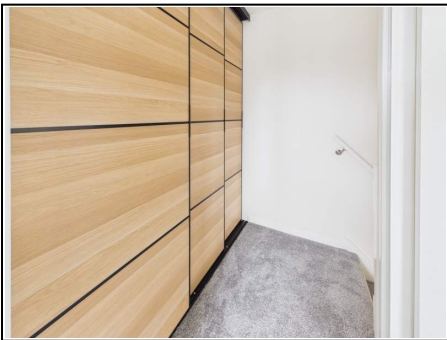
Kitchen

Brand new and very stylish, fully fitted kitchen with base and wall units. Electric hob, oven and extractor hood. Laminate flooring. Window to front aspect.



Kitchen Second Angle

As depicted.



First Floor Landing

Carpeted stairs lead to the landing area with doors off to bedroom and bathroom. Fitted wardrobes/storage with sliding doors.



Bedroom

An excellent size double bedroom with new carpet and recessed dressing/wardrobe area. Modern decor and window to front aspect.



Bathroom

Brand new bathroom with 'd' shaped bath and shower over, close coupled w/c and wash hand basin vanity unit. Fully tiled and window with obscured glazing.



Rear Garden

Private and enclosed garden with lawn and mature planted borders to rear of property.

Agents Opinion

This really is the perfect rental property for a professional couple or single person. The property has been comprehensively refurbished throughout and offers spacious and stylish 2 storey accommodation, parking and gardens, in a very sought after location. Early enquiries are recommended.

Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

Services

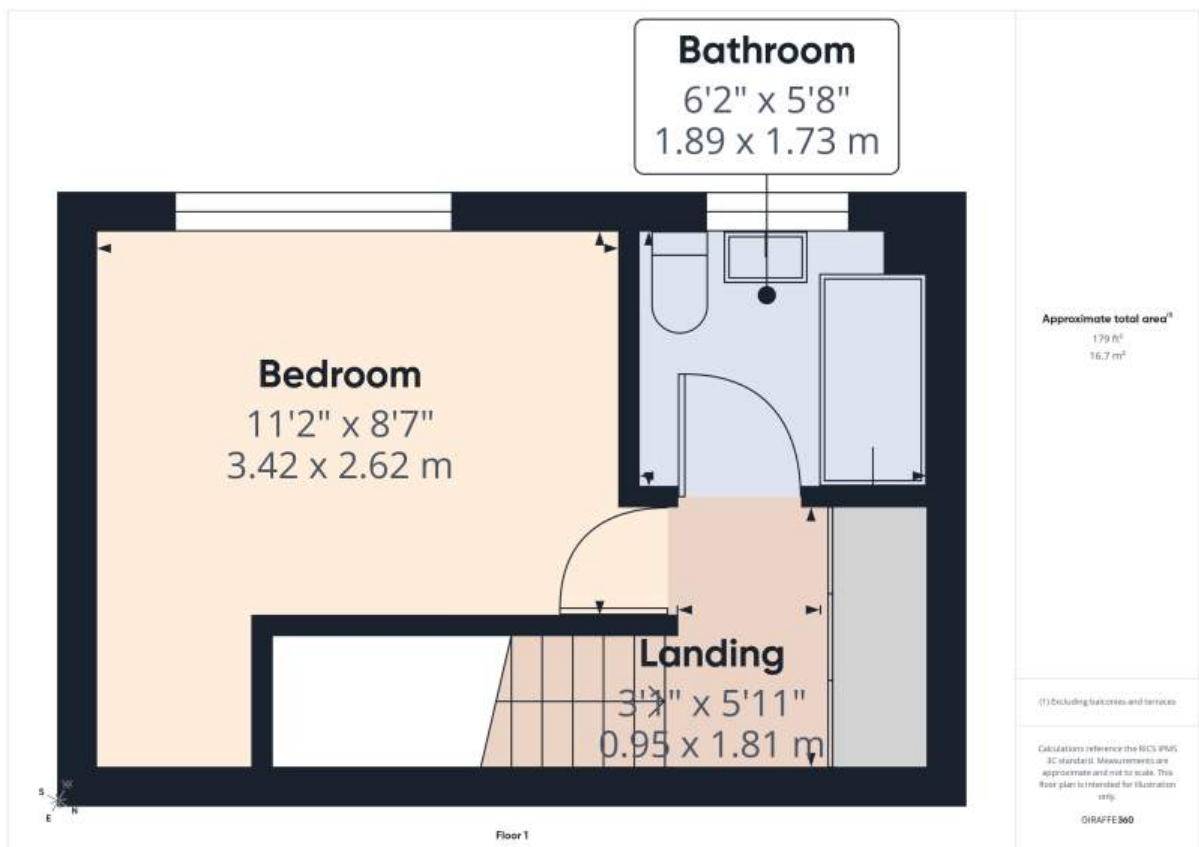
Mains Electric, Mains Drainage, Mains Water

Tenure

We are informed that the tenure is

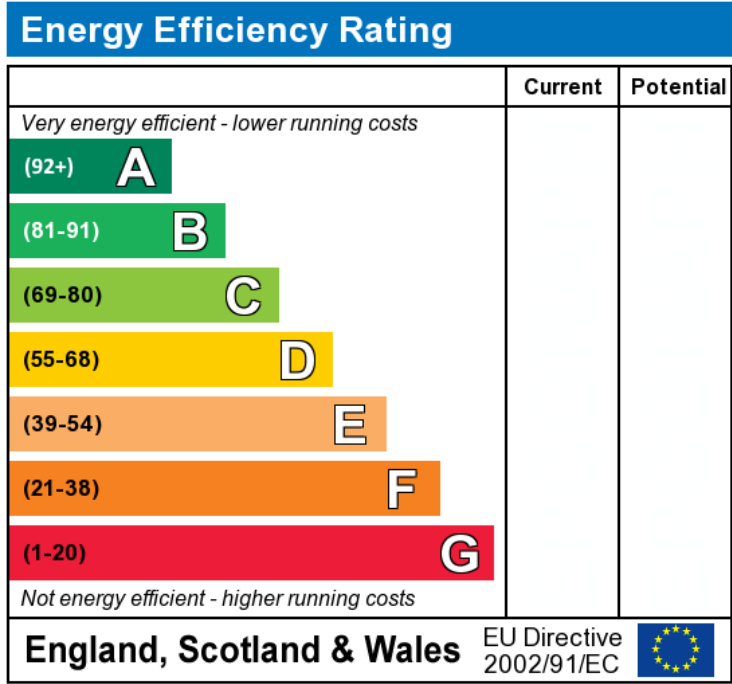
Council Tax

Band Not Specified





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.



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.