

# Western Avenue

LLANDAFF, CARDIFF, CF5 2BD

£1,050 PER CALENDAR MONTH

**Hern &  
Crabtree**



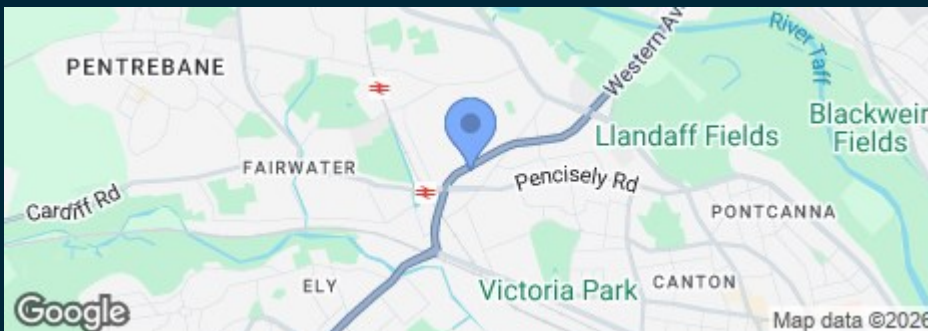
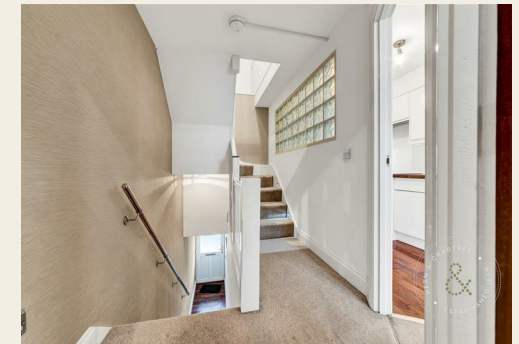
# Western Avenue

**\*\*TWO BEDROOM DUPLEX APARTMENT\*\*** Hern & Crabtree are delighted to present this two bedroom duplex apartment located in Llandaff. This property comes unfurnished and is presented to a high standard comprising of modern kitchen, lounge complete with sofa, double bedroom, modern family bathroom and a further bedroom on the first floor.

Externally there is off road parking, and also close proximity to local amenities and transport links.

Available at £1050pcm from July 2026. EPC Rating C. Council Tax Band C.

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.



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>	<b>76</b>	<b>77</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

