

# Caerphilly Road

HEATH, CARDIFF, CF14 4NS

£1,100 PER CALENDAR MONTH

**Hern &  
Crabtree**



# Caerphilly Road

**\*\*REDCORATED AND NEW CARPETS THROUGHOUT A SPACIOUS TWO BED MAISONETTE\*\***

This lovely two double bedroom unfurnished maisonette is located on Caerphilly Road providing excellent access to all local amenities in the area & the City Centre.

The property comprises of a private entrance, open plan living area and good size kitchen, two double bedrooms & bathroom. Available for occupation from April 2026. EPC Rating E. Council Band C.

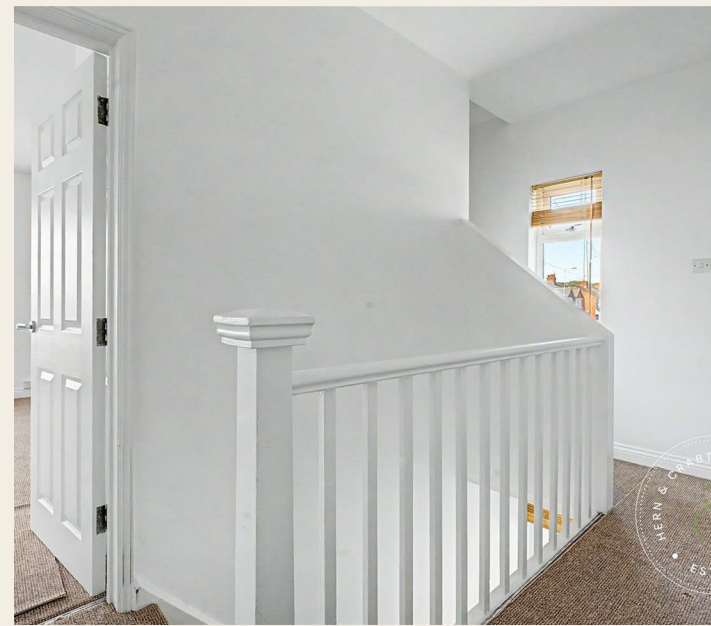
A holding fee of £150 will be payable to secure the property. This will be deducted from the final balance of the first month rent payable upon moving into the property subject to a successful application. Hern & Crabtree Ltd reserves the right to retain this payment should the applicant have provided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

**NOTE: THIS PROPERTY IS LOCATED ABOVE HERN & CRABTREE LTD.**

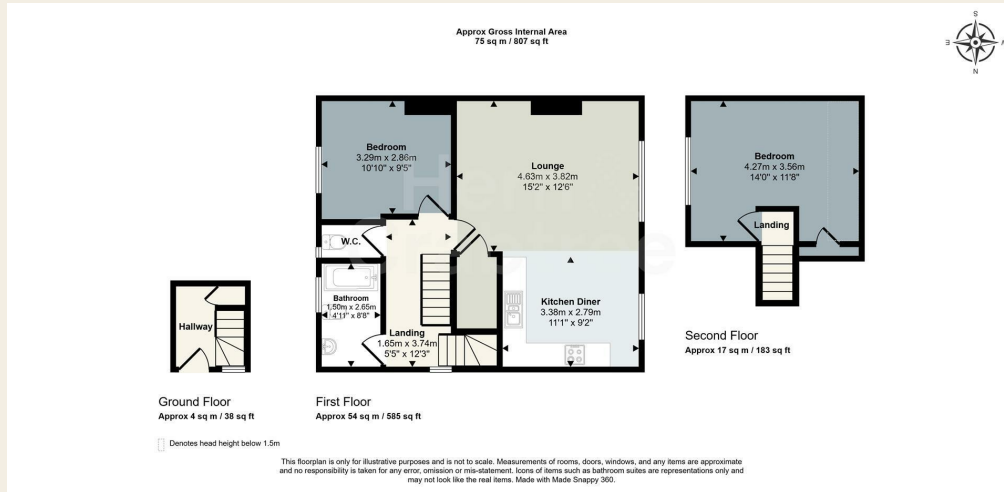




# Good old-fashioned service with a modern way of thinking.



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>		
(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		
	71	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**Hern & Crabtree**

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