

# Heol Booths

OLD ST. MELLONS, CARDIFF, CF3 6AU

£1,200 PER MONTH

**Hern &  
Crabtree**



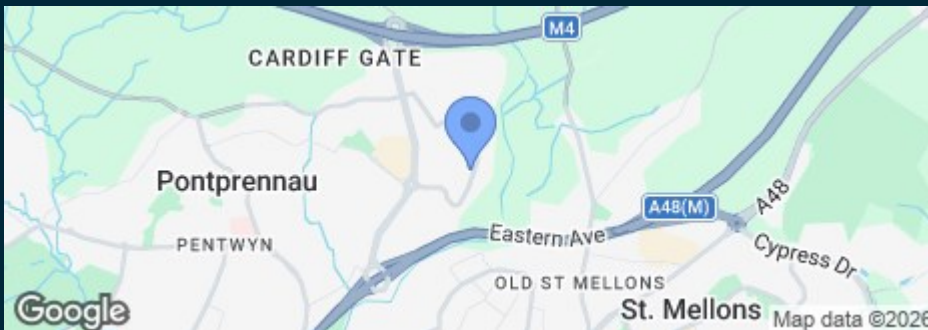
# Heol Booths

The property is a flight of stairs from the communal hallway with the flat offering: Hallway, Two Double Bedrooms, Open Plan Large Kitchen / Living Room and a Modern Bathroom. There is a covered sitting balcony just off the living space and outside is an allocated parking space.

St Edeyrns Village is part of Old St Mellons and the area provides an excellent balance of semi-ruralness and urban practicality. Cardiff Gate Retail Park is under a mile walk from the property which offers a host of large department stores including Asda, a gym, a coffee shop and more. St Edeyrns regular buses to Cardiff city centre, excellent A48 and M4 access and offers a local grocery shop.

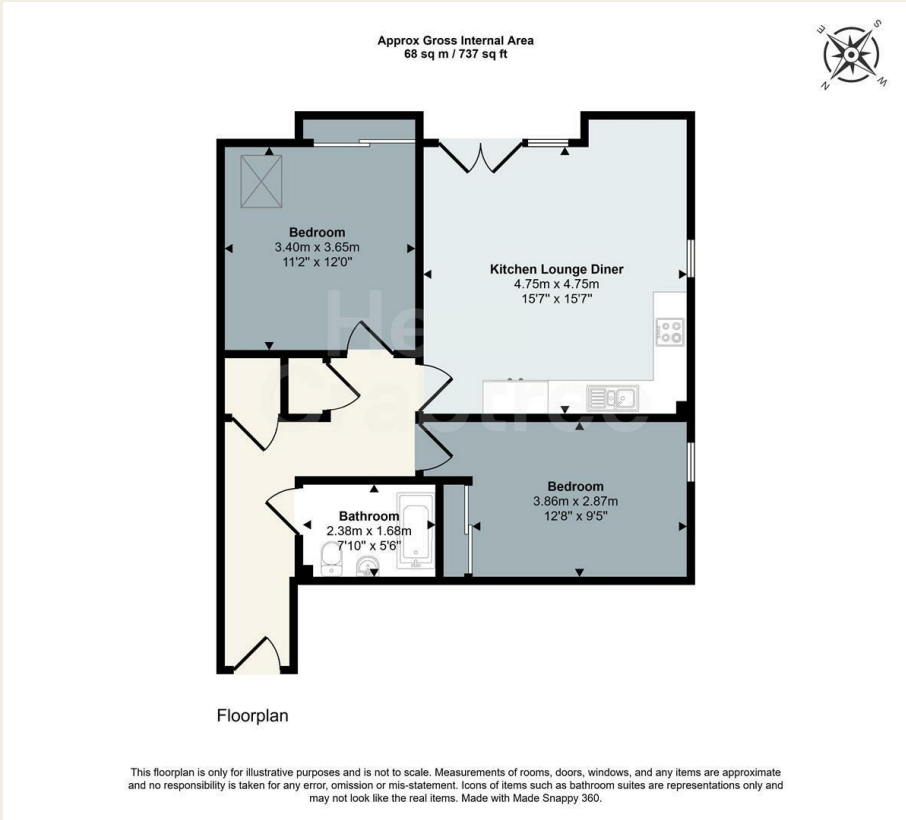
£1200PCM. EPC rating B. Council Band C. Unfurnished, Available from March 2026.

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)	A		
(81-91)	B	84	84
(69-80)	C		
(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	

