



9 Clos Gwy, Cardiff CF23 8LH £1,600 Per Month

4 BEDS | 3 BATH | 1 RECEPT | EPC RATING

Beautifully renovated four-bedroom semi detached home, located in a quiet cul-de-sac. The property features one reception room, a modern kitchen/diner with a new integrated oven and hob and a downstairs WC. Upstairs, there are two double bedrooms with fitted wardrobes, one single bedroom, and a family bathroom with an overhead shower. Second floor Master bedroom with en-suite. Additional benefits include gas central heating and a low-maintenance garden with shed. Off road parking to front of property, side access to garden. Close to M4, Cardiff Gate Retail Park.

EPC rating: C. No pets or smokers.

Minimum affordability £48,000 PA, Holding fee £369.00, Deposit £1846.00

1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

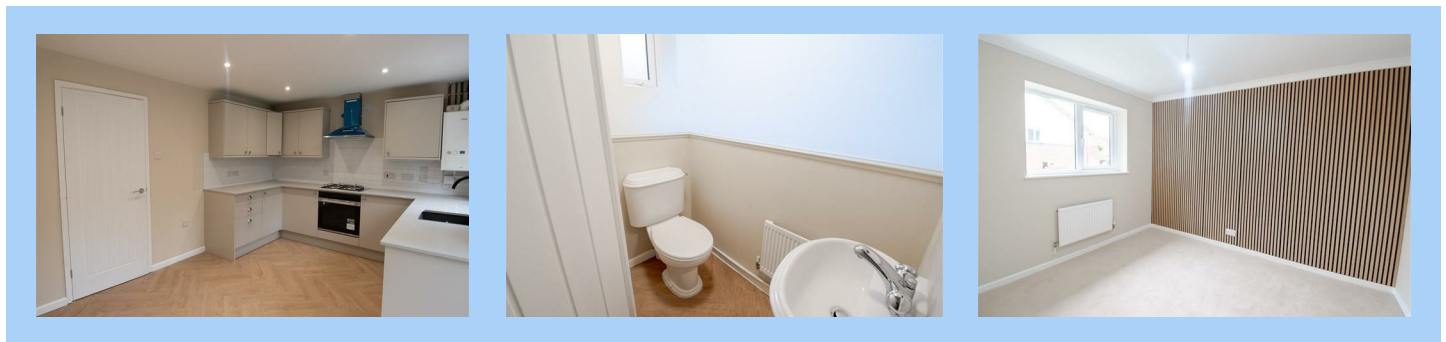
(5) You should make your own enquiries regarding the property in respect of things such as furnishings to be included/excluded and what facilities are/are not available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Company No: 5972152. Registered Office: 1 Broad Street, Barry, Vale of Glamorgan, CF62 7AA. VAT No. 850 441 350