

# Avondale Gardens

CARDIFF, CF11 7DY

£1,300 PER CALENDAR MONTH

Hern &  
Crabtree



# Avondale Gardens

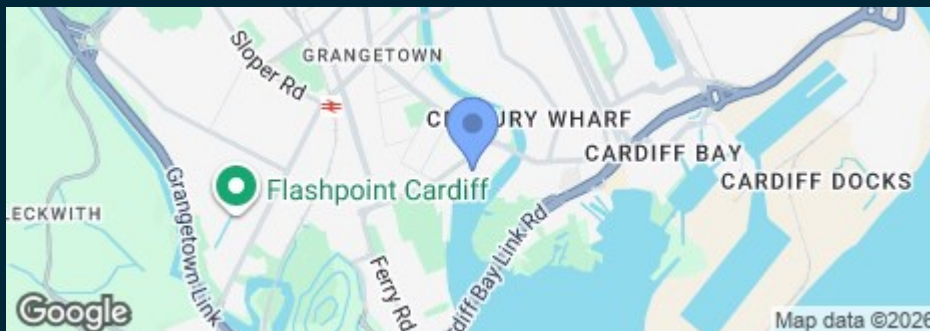
This lovely two-bedroom home in Grangetown offers a bright and spacious living environment. The ground floor features a light-filled living room and a well-proportioned kitchen, ideal for everyday living.

Upstairs, the property comprises two comfortable bedrooms and a modern shower room.

Externally, the home benefits from a generous rear garden, perfect for outdoor enjoyment, while the front driveway provides convenient off-street parking.

Available part-furnished at £1,300 per calendar month. EPC TBC Council Band D.

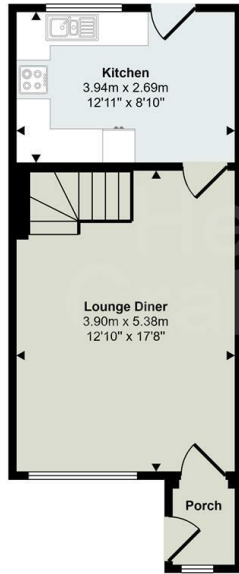
A holding fee of £150 will be payable to secure the property. This will be deducted from the final balance of the first month rent payable upon moving into the property subject to a successful application. Hern & Crabtree Ltd reserves the right to retain this payment should the applicant have provided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



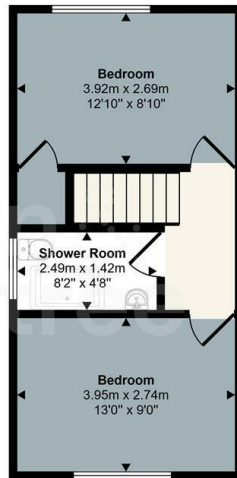


# Good old-fashioned service with a modern way of thinking.

Approx Gross Internal Area  
66 sq m / 714 sq ft



Ground Floor  
Approx 34 sq m / 366 sq ft



First Floor  
Approx 32 sq m / 347 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

