

# Treseder Way

CARDIFF, CF5 5NW

**£1,695 PER CALENDAR MONTH**

**Hern &  
Crabtree**



# Treseder Way

Set within a well established residential area of Ely, this detached home offers generous, well arranged accommodation that suits modern day living with ease. The house has been carefully maintained and presents well throughout, providing a comfortable and practical space ready for immediate occupation.

The ground floor flows naturally from a bright entrance hall through to a front lounge, which connects seamlessly to the dining room and onward into a conservatory that overlooks the garden. This layout lends itself well to both everyday living and more sociable occasions. The kitchen is supported by a separate utility room and cloakroom. Upstairs, four bedrooms provide flexibility for families, home working or guest accommodation. The primary bedroom benefits from its own en suite, while a well appointed family bathroom serves the remaining rooms.

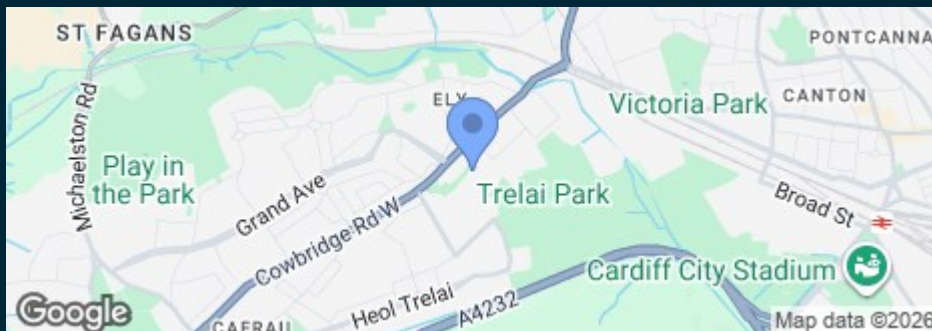
There are a range of local shops, supermarkets and amenities close by, along with well regarded schools. Excellent transport links offer straightforward access into Cardiff city centre, while nearby road connections make commuting across the wider area simple.

£1695 Per Calendar Month. Available Immediately. Council tax band E. EPC Rating 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

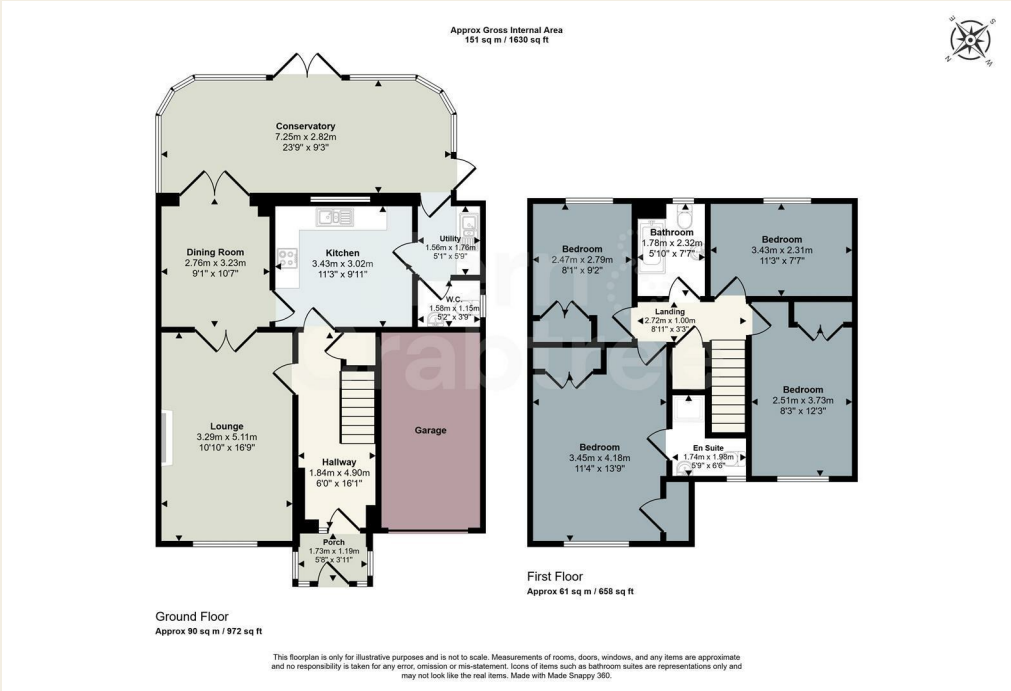
## Key Features

- Detached four bedroom house
- Well presented throughout
- Lounge opening into dining room
- Conservatory overlooking garden
- Kitchen with separate utility room
- Ground floor cloakroom
- Primary bedroom with en suite
- Driveway and integral garage
- Enclosed rear garden with patio





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



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 82                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 70      |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



Hern & Crabtree

02920 780230 | [lettings@hern-crabtree.co.uk](mailto:lettings@hern-crabtree.co.uk) | [hern-crabtree.co.uk](http://hern-crabtree.co.uk) | 87 Pontcanna Street, Pontcanna, Cardiff, CF11 4QS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.