



**£1,400 Per Calendar Month**

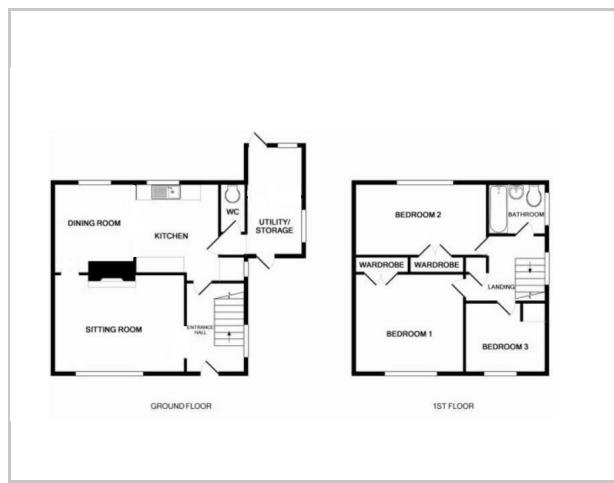
**River View | Gabalfa | CF14 2QF**

**\*\*THREE BEDROOM END TERRACE HOUSE\*\*** Hern & Crabtree are delighted to present this immaculate, light and spacious family home situated in a highly sought after road in Cardiff. Overlooking the Taff trail, this is a perfect location for those who want to be within walking / cycling distance to the city centre of Cardiff. The property comes unfurnished and comprises lounge, stylish open plan Kitchen/ dining room and utility room to the ground floor while upstairs are three bedrooms and a modern family bathroom. Externally there are gardens to the front, side and rear plus generous off road parking for multiple vehicles.

Available at £1,400pcm from April 2026. EPC rating D. 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.





| Energy Efficiency Rating                                 |   | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|--|---|---|-----------|
|  |   | Current   | Potential |
| Very energy efficient - lower running costs<br>(92 plus) | A |   |           |
| (81-91)  | B | 63  |           |
| (69-80)  | C |   |           |
| (55-68)  | D | 65  |           |
| (39-54)  | E |   |           |
| (21-38)  | F |   |           |
| (1-20)   | G |   |           |
| Not energy efficient - higher running costs              |   | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| EU Directive 2002/91/EC                                  |   | EU Directive 2002/91/EC   |           |
| England & Wales  |   | England & Wales   |           |

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<https://www.hern-crabtree.co.uk>

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**Hern & Crabtree**