

Heol Williams

OLD ST. MELLONS, CARDIFF, CF3 6AQ

£1,100 PER CALENDAR MONTH

**Hern &
Crabtree**



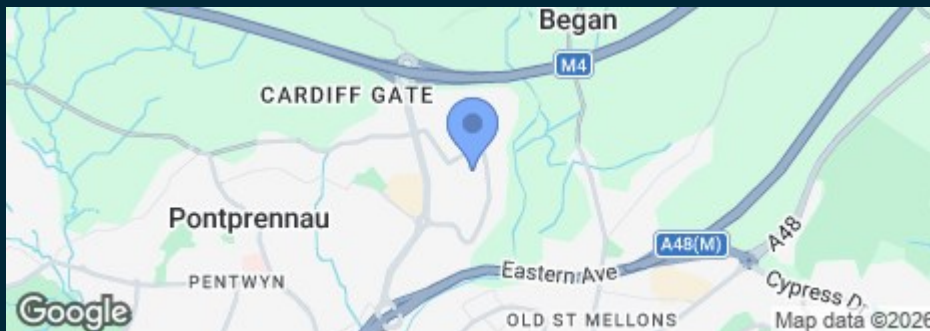
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This lovely two bedroom end terrace property is conveniently located in Old St Mellons. St Edeyrns Village is situated to the north-east of Cardiff and is within easy reach of Cardiff gate retail park too. There is a regular bus service to the estate which links to Cardiff city centre with the M4 and A48 being easily accessible. . The area is also well regarded for countryside walks alongside Rhymney River and out towards Cefyn Mably.

The modern accommodation briefly comprises an entrance hall, living room open to the kitchen, and a WC to the ground floor. To the first floor there are two bedrooms and a bathroom. The property also benefits from an enclosed rear garden and allocated parking space,

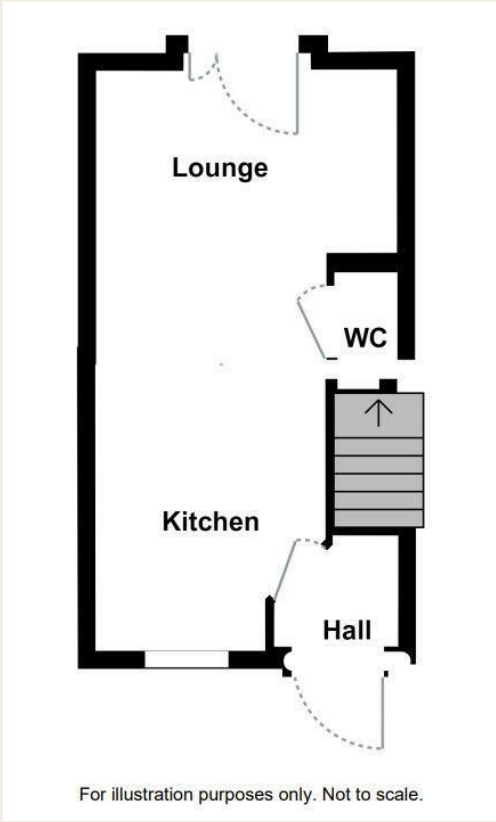
Available at £1100PCM from June 2026, Un-furnished. EPC rating B Council Band C.

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.





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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	81	
(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



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