



TO LET

£995

| WAUNGRON ROAD | CARDIFF | CF5 2JJ



- Duplex Apartment
- Three Bedrooms
- Part Furnished
- Balcony
- Off Road Parking to Front
- EPC D

 **3**
 **1**
 **1**
 **59**

## THE PROPERTY

**\*\*THREE BEDROOM DUPLEX APARTMENT\*\*** Hern & Crabtree are pleased to present this three bedroom apartment located on Waungron Road, Llandaff. The property comes part furnished and comprises entrance hall with stairs to the first floor where you will find the lounge, master bedroom modern kitchen, shower room and second bedroom. On the second floor there is an additional double bedroom with velux windows. Externally there is a balcony accessed from the lounge, off road parking (not allocated), 10 minute walk to Waungron Park railway station and a 10 minute walk to Llandaff Village. Available at £950pcm from the 30th July 2022. EPC D. 12 month tenancy. Council Tax Band D.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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**Hern & Crabtree**

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.