



TO LET

£1,150 Per Calendar Month

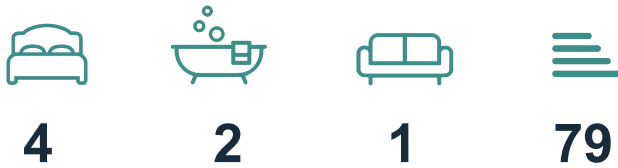
| HEOL TERRELL | CARDIFF | CF11 8BF

Hern &  
Crabtree



## THE PROPERTY

**\*\*FOUR BEDROOM UNFURNISHED TOWNHOUSE\*\*** Hern & Crabtree are pleased to present this four bedroom unfurnished townhouse located in Canton. The property comprises four bedrooms (two doubles, two singles), kitchen, modern family bathroom, ensuite bathroom, lounge, downstairs WC and additional reception room/study/bedroom to the ground floor. Externally there is a rear garden and close proximity to local amenities and Leckwith Shopping Complex. Available at £1150pcm from the 30th June 2022. Strictly Professionals Only. EPC Rating C. Council Tax Band F. 12 month tenancy agreement.



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>	79	81
	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.