

# Llanbedr Road

CARDIFF, CF5 3BU

£1,350

Hern &  
Crabtree

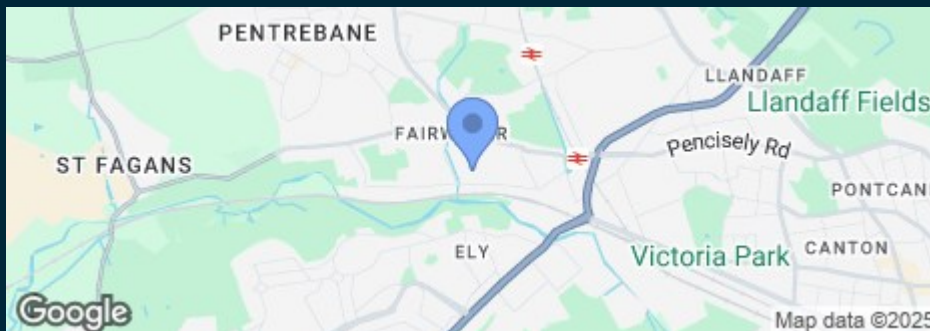
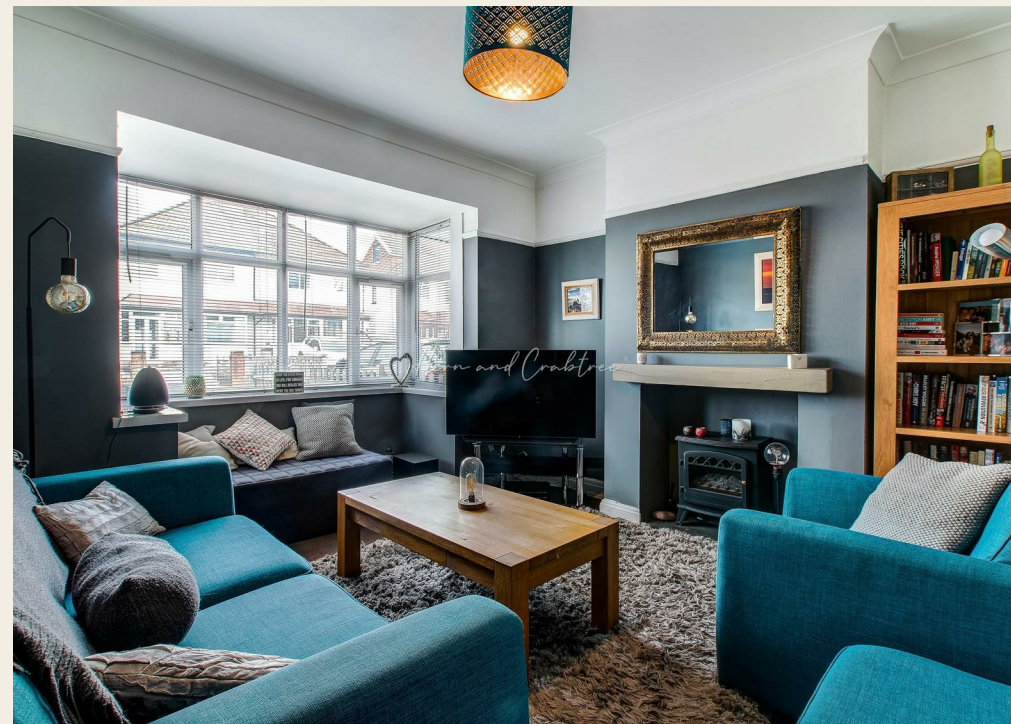




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Hern & Crabtree are delighted to offer for rent this tastefully presented three bedroom semi-detached home which is located in this sought after location in Fairwater.

The accommodation briefly comprises: Entrance Hall, Lounge, Open Plan Dining Room into Kitchen to the ground floor. To the first floor are Three Bedrooms and a modern Bathroom. The property further benefits from an enclosed rear garden with a converted garage at the bottom of the garden which makes an ideal Gym/Office space, Llanbedr Road is located close to Fairwater Green that offers an array of shops, a café and local amenities. There are also good public transport links to and from Cardiff City Centre. 12 Month tenancy available from 14th April 2023. Council Band D. EPC rating to Follow. Unfurnished.









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



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

