



TO LET

£750 Per Calendar Month

| COWBRIDGE ROAD WEST | CARDIFF | CF5 5BQ



- Newly refurbished
- Duplex apartment
- Off road (non-allocated) parking
- One double bedroom
- Communal patio garden



THE PROPERTY

MODERN ONE BEDROOM DUPLEX APARTMENT Hern & Crabtree present this newly refurbished one double bedroom, duplex apartment in the heart of Lower Ely. Property comprises of living area and brand new kitchen (no white goods) on the ground floor, followed by one double bedroom and a 3 piece family bathroom to the first floor. This apartment benefits from shared access to a patio garden at the front of the property, and (non-allocated) off road parking to the rear. Available at £750 per calendar month from 16th April 2022. Strictly professionals in full time employment only.



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	



219a Cathedral Road, Pontcanna, Cardiff, CF11 9PP
 Tel: 02920 780230 Email: lettings@hern-crabtree.co.uk

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.