

# High Street

LLANDAFF, CARDIFF, CF5 2DZ

**£1,300 PER CALENDAR MONTH**

**Hern &  
Crabtree**





# High Street

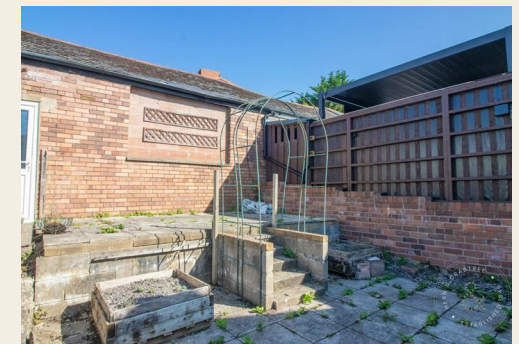
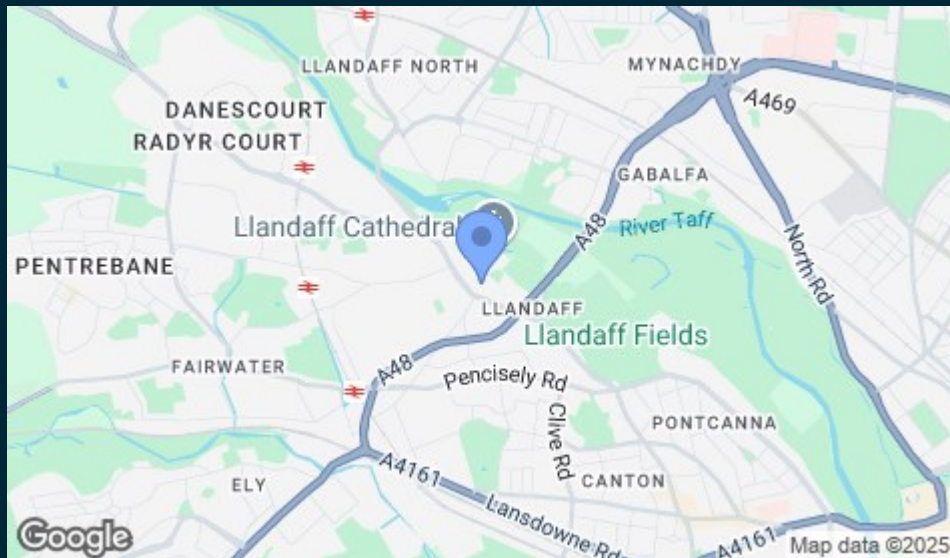
Llandaff High Street is a charming and historic street nestled in the heart of Llandaff. Lined with independent shops, cozy cafés, and traditional pubs, it offers a welcoming village atmosphere just minutes from the city. With its close proximity to the stunning Llandaff Cathedral and scenic walks along the River Taff, the High Street blends heritage and community spirit in a picturesque setting.

Spacious 3 Bedroom maisonette situated above the Barbers on the High Street, Offering Open-Plan Lounge & Kitchen, 3 Bedrooms and 2 Bathrooms with Courtyard Garden and Private Garage – Rare for this central location!

Enjoy being just seconds from cafes, restaurants, and shops with excellent transport links, all while living in a well-kept residential setting.

Rent: £1,300 PCM. Available: Immediately. Offered: Unfurnished. EPC Rating D. Council Band E.

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.



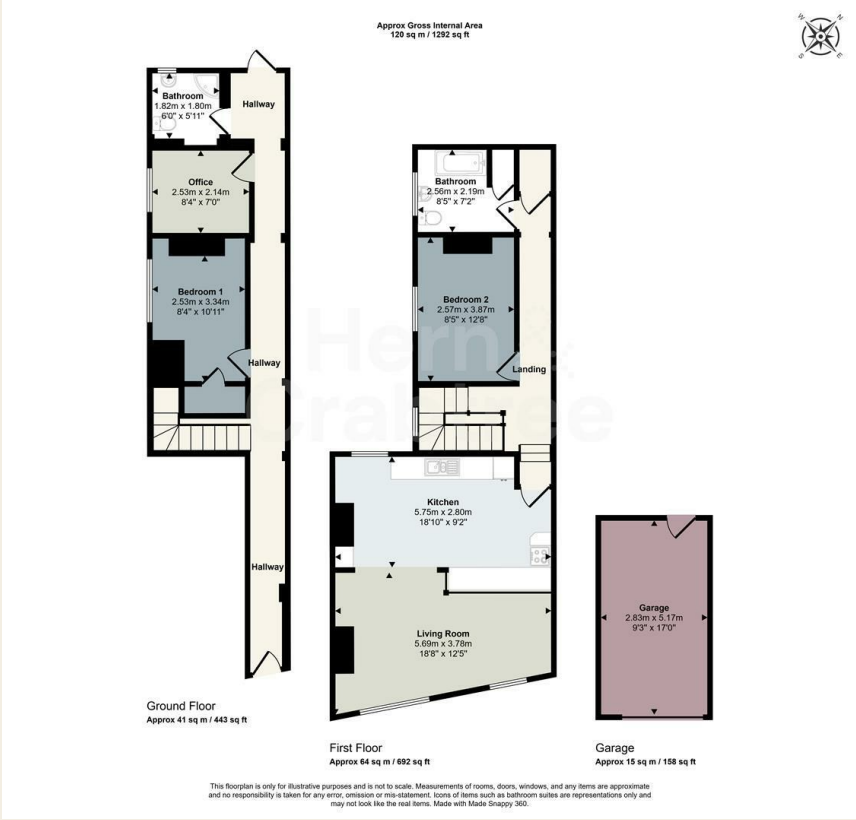




Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

02920 780230 | [lettings@hern-crabtree.co.uk](mailto:lettings@hern-crabtree.co.uk) | [hern-crabtree.co.uk](http://hern-crabtree.co.uk) | 87 Pontcanna Street, Pontcanna, Cardiff, CF11 6HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.