



TO LET
£1,100 Per Calendar Month
| RYDER STREET | CARDIFF | CF11 9BR



- Available End Of June
- Part Furnished
- Two Double Bedrooms
- Spacious Living Room
- EPC D

 **2**
 **1**
 **1**
 **60**

THE PROPERTY

****HEART OF PONTCANNA**** Hern & Crabtree present this lovely part furnished two double bedroom first floor flat situated in the incredibly sought after area of Pontcanna. The property comprises spacious living room, separate kitchen, two double bedrooms and bathroom. Externally the property is just a few minutes walk from the Pontcanna, and a 20 minute walk into the City Centre. Available at £1100pcm from January 2023. Strictly Single Professional Only. No Pets. EPC Rating D. Council Band D.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



87 Pontcanna Street, Pontcanna, Cardiff, Cardiff, CF11 9HS
 Tel: 02920 780230 Email: lettings@hern-crabtree.co.uk

<https://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.