

# Treseder Way

CARDIFF, CF5 5NW

£1,695 PER CALENDAR MONTH

Hern &  
Crabtree



# Treseder Way

Set within a well established residential area of Ely, this detached home offers generous, well arranged accommodation that suits modern day living with ease. The house has been carefully maintained and presents well throughout, providing a comfortable and practical space ready for immediate occupation.

The ground floor flows naturally from a bright entrance hall through to a front lounge, which connects seamlessly to the dining room and onward into a conservatory that overlooks the garden. This layout lends itself well to both everyday living and more sociable occasions. The kitchen is supported by a separate utility room and cloakroom. Upstairs, four bedrooms provide flexibility for families, home working or guest accommodation. The primary bedroom benefits from its own en suite, while a well appointed family bathroom serves the remaining rooms.

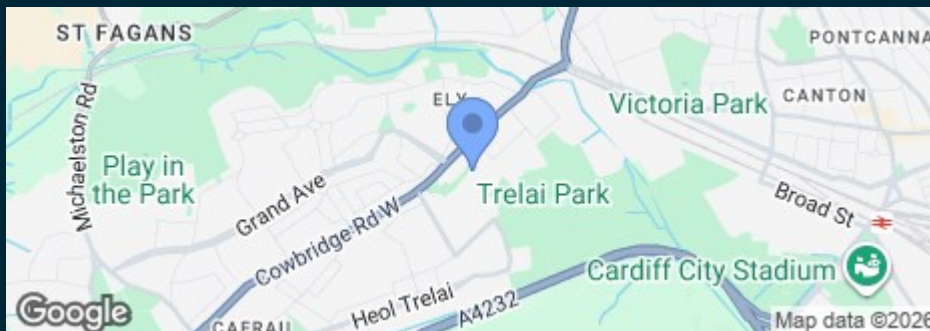
There are a range of local shops, supermarkets and amenities close by, along with well regarded schools. Excellent transport links offer straightforward access into Cardiff city centre, while nearby road connections make commuting across the wider area simple.

£1695 Per Calendar Month. Available Immediately. Council tax band E. EPC Rating C.

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

## Key Features

- Detached four bedroom house
- Well presented throughout
- Lounge opening into dining room
- Conservatory overlooking garden
- Kitchen with separate utility room
- Ground floor cloakroom
- Primary bedroom with en suite
- Driveway and integral garage
- Enclosed rear garden with patio





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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>70</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>			EU Directive 2002/91/EC

