



£1,200 Per Calendar Month

Llanfair Road | Cardiff | CF11 9QB

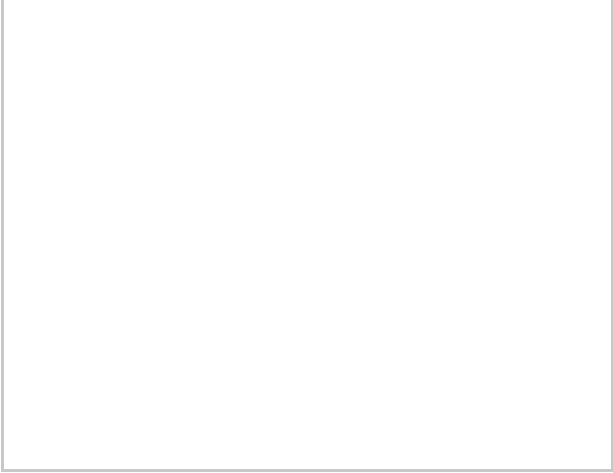
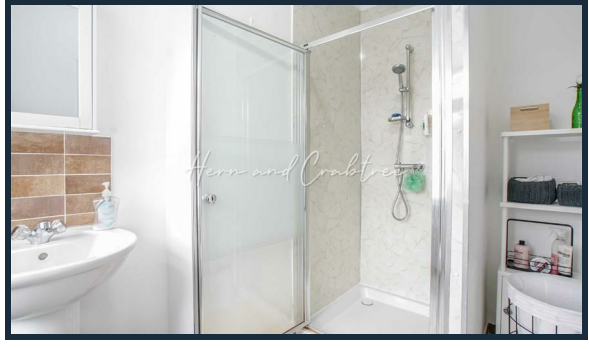
****TWO BEDROOM APARTMENT**** Placed in the ever sought after Pontcanna is this delightful first floor apartment. Offering Two Double Bedrooms, modern shower room and an Open Plan Kitchen/Lounge. The property is unfurnished with fridge freezer. Pontcanna is known for its independent shops, cafes and restaurants along with being close to Cardiff city centre. Pontcanna playing fields can be found at the top of the street and there are excellent regular public transport links to the city centre.

Available at £1200pcm from July 2026. Strictly Couple or Single Person Only. No Pets. 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.



- Entrance
- Lounge
- Kitchen
- Bedroom One
- Bedroom Two
- Shower Room



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		1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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.