



Edwards & Co
property sales & lettings

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**Ty'r Y Sarn Road
Rumney
Cardiff
CF3**

£1500 PCM



- Good size four bedroom family home
- Close to shops and transport links
- Good size garden front and rear
- Council tax band H
- Holding fee: £346 (equivalent of one week's rent, fully refundable upon successful referencing)
- Brand new double glazed windows installed



Ref: PRA53547

Viewing Instructions: Strictly By Appointment Only

General Description

****AVAILABLE NOW**** Edward's and Co. are pleased to present this fantastic four double bedroom home on this quiet street. The property comprises four double bedrooms, a family bathroom, a separate WC, two reception rooms, a separate kitchen with a utility area, and a garden. Enquire today! UNFURNISHED APART FROM WHITE GOODS. HOLDING FEE: THE EQUIVALENT OF ONE WEEK'S RENT: £344.82 REFUNDABLE UPON SUCCESSFUL REFERENCING, DEPOSIT AMOUNT; £1600, COUNCIL TAX BAND: H, EPC RATING D. Parking is on street.



Kitchen



Kitchen Second Angle



Bathroom



Bedroom 1



Bedroom 2



Bedroom 3



Hallway



Landing



Reception Room 1



Reception Room 2



WC

To first floor, separate to bathroom



Utility Room



Reception Room

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:65


Tenure

We are informed that the tenure is


Council Tax

Band H

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.