



Edwards & Co
property sales & lettings

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Penydarren Drive
Whitchurch
Cardiff
CF14

£1,150 Monthly



- Good-size living/ dining room
- Patio doors to fully enclosed rear garden
- Kitchen overlooking the front garden
- Master bedroom overlooking rear garden
- Modern first floor bathroom
- Two designated parking spaces
- Excellent location close to the Taff Trail
- RENT £1150 BOND DEPOSIT £1250.00
- EPC C - 66, COUNCIL TAX BAND D
- HOLDING FEE £264.36 SUBJECT TO REFERENCES AND SUBJECT TO CONTRACT



Ref: PRA53687

Viewing Instructions: Strictly By Appointment Only

General Description

RARELY AVAILABLE WHITCHURCH Edwards & Co are delighted to offer to let this beautifully presented two-bedroom house in the sought-after location of Whitchurch. Just a stones throw from the Taff trail this property consists of generous living accommodation, good-sized double bedrooms, bathroom, kitchen, enclosed rear garden. It also benefits from two designated parking spaces. ***Holding fee payable upon successful application to the equivalent of one week's rent: £264.36***. PLEASE ENQUIRE ONLINE.



Front & Entrance



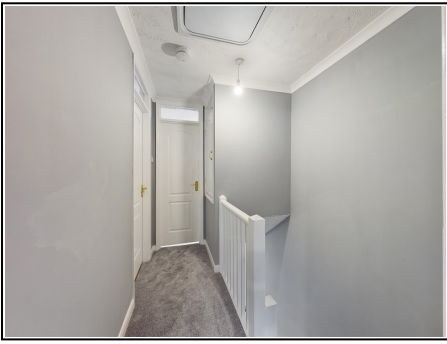
Entrance Hallway



Kitchen



Living/Dining Room



First Floor Landing



Bedroom 1



Bedroom 2



Bathroom



Rear Garden 1

Agents Note

Please note, these photographs were taken prior to the current tenancy so condition in pictures may differ to actual property.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66

Tenure

We are informed that the tenure is

Council Tax

Band D

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B		90	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 			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.

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.