



7b Pearl Street, Cardiff. CF24 1HB

- FIRST FLOOR FLAT
- ONE DOUBLE BEDROOM
- LOUNGE
- KITCHEN/DINER
- GAS CENTRAL HEATING
- CLOSE TO CITY CENTRE



PROPERTY DESCRIPTION

We are pleased to offer for rent this first floor, one bedroom flat in the Splott area of Cardiff, close to local amenities and within walking distance to the City Centre.

The property briefly comprises of lounge, separate kitchen/diner, one double bedroom, bathroom and comes fully furnished.

Council tax band B. Available for occupation 1 March 2023.

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. We reserve the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the tenancy or failed to take reasonable steps to enter into the tenancy agreement.



ROOM DESCRIPTIONS

ALL OVER ONE FLOOR

Entrance Hall

Carpet, doors to bedroom and lounge.

Lounge

Carpet, Upvc window to rear aspect, wall mounted flame effect electric fire, leather sofa and neutral decor.

Kitchen/Diner

Modern fitted kitchen, wood effect vinyl flooring, fridge/freezer, gas oven, washing machine, Upvc window to side aspect.

Bedroom

Double room, carpet, Upvc window to front aspect, double bed and wardrobe.

Bathroom

Modern white suite comprising of w.c., wash hand basin, panelled bath with shower over and shower screen and obscure UPVC window to rear aspect.

(EPC) EEC next to EIR



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