

- Attractive Semi Detached Property on the New Maes Y Deri Development
- Three Bedrooms (En-suite to Master)/Two Reception Rooms
- Stylishly Upgraded Throughout

3 Heol Gwern Edyddan, St. Fagans, Cardiff, CF5 6FR

Rent £1,350 pcm

This is a good looking three bedroom semi-detached property, built in 2021 and occupying a convenient position on the new semi-rural Maes Y Deri development located between the villages of Radyr and St Fagans. Stylish in appearance, reflecting the quality upgrade, the property is new to the rental market as this highly desirable suburb of Cardiff expands. Unfurnished with integral kitchen appliances including dishwasher, en suite shower room to master bedroom. Allocated off road parking for two vehicles. Three train stations within 3km whilst both the M4 and Talbot Green retail park are nearby. Available January 2023 for initial twelve month term.



Property Description

DESCRIPTION

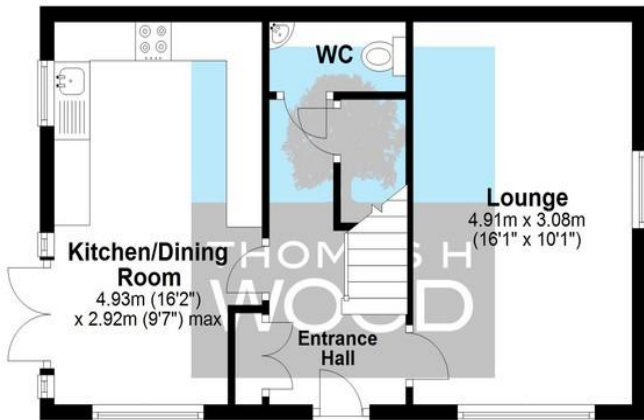
This is a good looking three bedroom semi-detached property, built in 2021 and occupying a convenient position on the new semi-rural Maes Y Deri development located between the villages of Radyr and St Fagans. Stylish in appearance, reflecting the quality upgrade, the property is new to the rental market as this highly desirable suburb of Cardiff expands. Unfurnished with integral kitchen appliances including dishwasher, en suite shower room to master bedroom. Allocated off road parking for two vehicles. Three train stations within 3km whilst both the M4 and Talbot Green retail park are nearby. Available January 2023 for initial twelve month term.





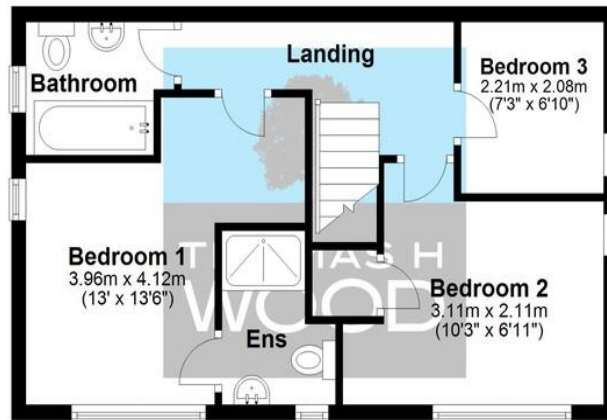
Ground Floor

Approx. 39.9 sq. metres (429.7 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.9 sq. feet)



Total area: approx. 80.2 sq. metres (863.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.