



134 Malefant Street

Cathays, Cardiff, CF24 4QF

£1,400 Per Calendar Month

HARRIS & BIRT



A spacious three bedroom property in an incredibly sought-after location. Two reception rooms, kitchen and first floor bathroom.

Malefant Street sits in the heart of Cathays and it's popularity is driven by excellent transport links, plentiful local amenities, and its close proximity to the City Centre. The area is home to a wide range of cafés, pubs, restaurants, and convenience stores, making it a lively and practical base. This property would make a spacious family home with many character features, high ceilings, large reception and bedrooms and a good sized rear garden. Gas central heating. Council Tax band E. EPC rating D. Monthly rental is £1400 pcm and deposit is £1500.



## Accommodation

### Ground Floor

#### Hallway

Entered via UPVC double glazed door. Carpeted flooring. Papered walls. Artexed ceiling. Pendant lighting. Doorways to ground floor rooms. Stairs to first floor. Meter cupboard. Radiator.

#### Living Room 12'6 x 10'8 (3.81m x 3.25m)

Carpeted flooring. Skimmed walls. Artexed ceiling. Pendant lighting. UPVC double glazed bay window to front elevation. Radiator.

#### Reception Room 11'8 x 8'6 (3.56m x 2.59m)

Carpeted flooring. Skimmed walls. Artexed ceiling. Pendant lighting. UPVC double glazed window to rear elevation. Radiator.

#### Dining Room 15'3 x 10'4 (4.65m x 3.15m)

Carpeted flooring. Papered walls. Skimmed ceiling. Pendant lighting. UPVC double glazed window to side elevation.

#### Kitchen 10'5 x 9'5 (3.18m x 2.87m)

Tiled flooring. Fitted kitchen with a range of wall and base units with work surface and tiled splashbacks. UPVC double glazed window to rear elevation. Integrated freezer and oven and hob. Space for under counter fridge, washing machine and tumble dryer. One and a half sinks. Radiator. Artexed ceiling and skimmed walls. Half glazed UPVC double glazed door to side elevation leading to rear garden.

### First Floor

#### Bedroom One 15'9 x 10'8 (4.80m x 3.25m)

Carpeted flooring. Two UPVC double glazed windows to front elevation. Skimmed walls. Artexed ceiling. Pendant lighting. Radiator

#### Bedroom Two 14'7 x 11'0 (4.45m x 3.35m)

Carpeted flooring. Skimmed walls. Artexed ceiling. Pendant lighting. UPVC double glazed window to rear elevation. Radiator

#### Bedroom Three 12'7 x 9'8 (3.84m x 2.95m)

Carpeted flooring. Skimmed walls. Artexed ceiling. Pendant lighting. Built in cupboard space. Built in wardrobes housing boiler. Radiator. Large UPVC double glazed window to rear elevation.

#### Bathroom

Tiled flooring. Fully tiled walls. Bath with shower above. Low level wc. Wall hung wash hand basin with storage drawers underneath. Towel radiator. UPVC double glazed window to side elevation.

#### Outside

To the front of the property there is a small paved courtyard and to the rear a good sized paved and walled garden with gate access to the lane behind.

#### Services

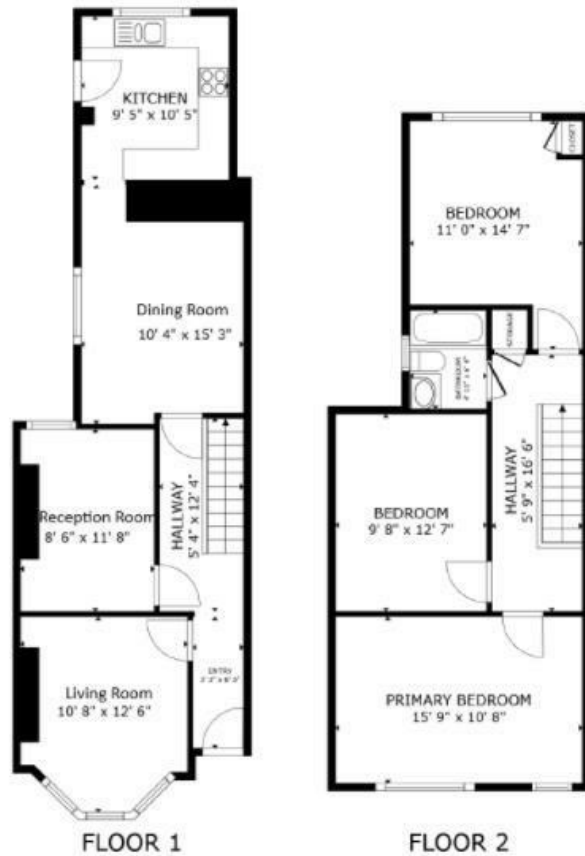
Mains gas, electricity, water and drainage.

#### Directions

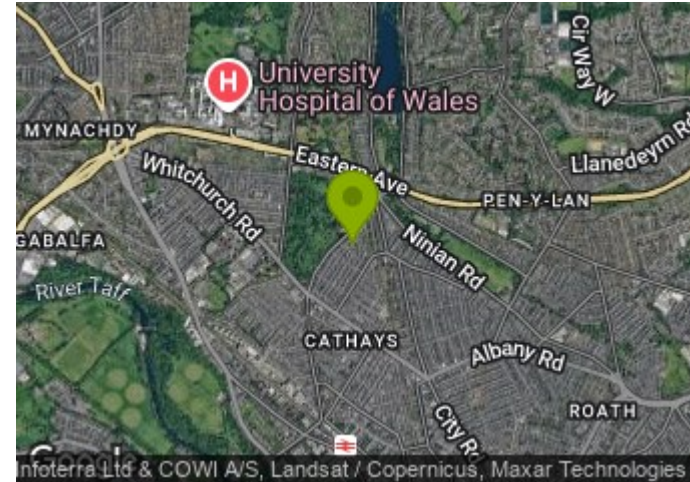
From our office on Caerphilly Road head north on Caerphilly Rd towards Ty-Wern Rd, turn right onto Maes-Y-Coed Rd, turn left onto Heathwood Rd, then turn right onto Heath Park Ave, left onto Highfield Rd, right onto Lake Rd West, at the roundabout, continue straight onto Fairoak Rd, turn left onto Bruce St, turn left at the first cross street onto Malefant Street.







GROSS INTERNAL AREA  
 FLOOR 1 581 sq.ft. FLOOR 2 576 sq.ft.  
 TOTAL : 1,156 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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

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



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