



46 Clos Coed Bychan

Cardiff CF5 3FA

£1,450 Per Month

HARRIS & BIRT



A modern Redrow built three bedroom detached property located on this quiet residential development. The property is in immaculate condition and is offered for rental on an unfurnished basis. There is an entrance hallway with cloaks/wc, a generous lounge and a modern fitted kitchen/diner, with integral oven and hob, and fridge freezer. There are three bedrooms to the first floor - the master bedroom with fitted wardrobes and en suite shower/wc, plus a family bathroom/wc. Gas central heating and double glazing. Front and rear gardens. Driveway parking to the side of the property. Offered for rental at £1450. Deposit £1550. EPC Rating B. Council Tax Band D. Available to view immediately

### External

Lawned garden to front with flower border

### Hallway

Carpet. Radiator. Pendant light

### Cloaks/WC

Low level flush w.c and wash hand basin with chrome fittings. Tiled floor. Ceiling spotlights. Radiator

### Lounge

Good size lounge with large window to front. Vinyl flooring in wooden design. Radiator. Pendant light fitting. Wall mounted heating controls. Understairs storage cupboard

### Kichen/Diner

Fitted with a contemporary kitchen to include integral fridge/freezer and oven and hob with overhead cooker hood/extractor. Stainless steel sink and drainer. Ceiling spotlights. Dining area has ample space for dining table and chairs. Double glazed window and patio doors to rear.

### First Floor Landing

Carpet. Radiator. Loft hatch. Storage cupboard with Ideal Logic Combi boiler. Window to side.

### Bedroom One

Good size bedroom with window to rear. Carpet. Radiator. Pendant light. Fitted wardrobes. Door to -

### En suite bathroom

Fully tiled shower cubicle, hand basin and low level flush WC in white with chrome fittings. Chrome towel rail. Ceiling spotlights. Wall mounted mirror behind basin.

### Bedroom Two

Window to front. Radiator. Pendant light.

### Bedroom Three

Window to front. Radiator. Pendant light.

### Bathroom/WC

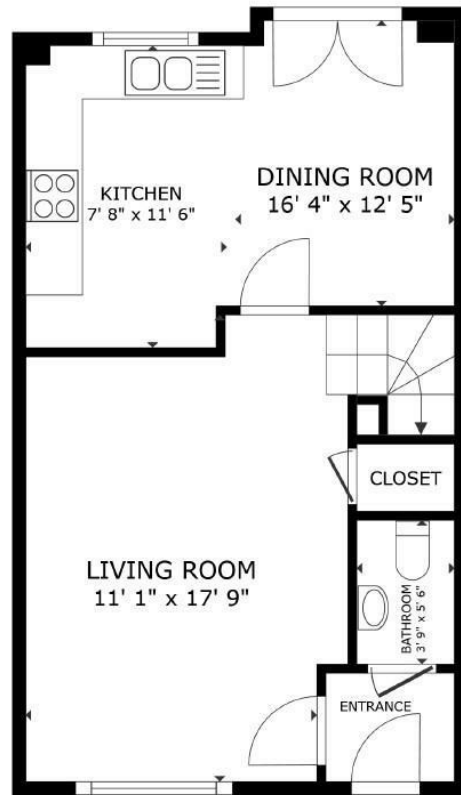
Modern suite in white with chrome fittings - bath, wash hand basin and low level flush wc. Ceiling spotlights. Shower over bath with shower screen.

### External

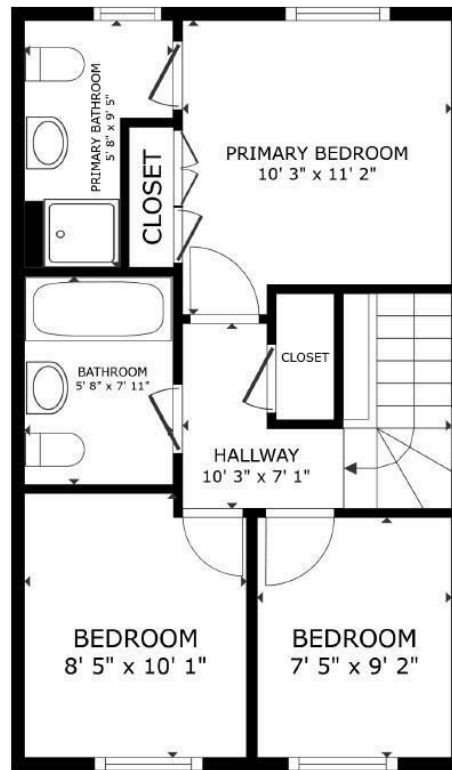
Good size enclosed lawned garden with gated side access. Driveway to side for 2/3 cars







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 443 sq.ft. FLOOR 2 455 sq.ft.  
 TOTAL : 898 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) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

