



163 The Hawthorns
Cardiff, CF23 7AS

£1,300 PCM

- 3 Bedrooms
- Enclosed Gardens
- Integrated Appliances
- Immaculate Condition
- Gas C/H
- End Terraced

CS Properties are pleased to present this three-bedroom end-terraced house to the rental market.

Located in East Cardiff, the property benefits from excellent transport links, with regular bus services providing direct routes into Cardiff City Centre and surrounding areas. Major road connections, including the A48 and Eastern Avenue, are also close by, offering convenient access to the M4 corridor.

The property offers an enclosed front and rear garden, as well as a rear driveway providing off-road parking. It features UPVC windows throughout.

Internally, the home offers a modern white gloss fitted kitchen with a small island and dining area, along with integrated appliances. There are three bedrooms and a family bathroom fitted with a bath and overhead shower with a glass shower screen. The bathroom also includes a built-in toilet and sink set within a vanity unit.

EPC Rating: C (71) Valid until 7 October 2035
Certificate Number: 6235-6420-6509-0043-5206
Council Tax Band: C

Disclaimers:

Tenant must be able to provide a UK Guarantor who is a UK Homeowner, Employed and passes the affordability requirements (3 x rental amount x 12 = annual salary requirement) during the referencing process through an external referencing company.

Holding Deposit:

To secure the property, prospective tenant(s) will be required to pay a non-refundable holding deposit equivalent to one week's rent. This amount will be deducted from the final balance due upon moving into the property, subject to a successful application. If an applicant is found to have provided misleading or false information during the application process, CS Properties reserves the right to retain the holding deposit.

Images:

All images are for illustrative purposes only. Photographs may represent typical elevations and may vary. Please consult the lettings team for further information.









Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales EU Directive 2002/91/EC 