



**bValued Ltd**  
**Unit 2 Dyfrig Road Industrial Estate**  
**Cardiff, CF5 5AD**  
**Regulated by RICS**

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**Commercial & Residential Chartered Surveyors,  
Estate Agents & Property Managers**

To let £450 pcm - Flat / Maisonette



## Location

Very close to City Centre

## Brief Details

Ground floor flat - 1 large double bedroom, shower-room, dining room and kitchen. Owner pays Council tax and water rates. Occupier shares payment of electricity & gas with occupiers of first floor flat.

# Terms

**Tenure:** Freehold

**Council Tax/Rates/Stamp Duty:** E

**Viewing:** Strictly by appointment via Bvalued Ltd.

Bvalued Ltd has links with Independent Financial Advisers and Solicitors/Conveyancers and would be pleased to introduce purchasers to them.

**Notice is given that:**

1. The particulars are set out as a general outline only for the guidance of intended purchasers or tenants, and do not constitute, nor constitute part of, an offer or contract;
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of bValued Ltd has any authority to make or give any representation to warranty whatever in relation to this property;
4. The owners are not bound to accept the highest, or any offer.
5. bValued Ltd has not tested any apparatus, equipment, fittings or services and cannot verify that they are in working order. The Buyer should obtain verification from their Solicitor or Surveyor.

Please visit [www.multimap.com](http://www.multimap.com) or [www.streetmap.co.uk](http://www.streetmap.co.uk) to find the location of a property.

We are linked to Independent Financial Advisers & Solicitors.

**Rent, bond, fees and inspections** - Residential tenants on or before date of occupation shall pay one month's rent in advance, another month's rent as a bond and a week's rent as a non-refundable letting fee as cleared funds. Inspections are by appointment only. Tenants without references may have to pay 2 months or more rent as a bond.

**Council Tax** – to find out how much this is firstly check what Council Tax Band the property of your choice has by referring to [www.voa.gov.uk](http://www.voa.gov.uk) and then (if it is in Cardiff) refer to the 'How much is my Council Tax?' page on [www.cardiff.gov.uk](http://www.cardiff.gov.uk).