



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 £800 pcm - Terraced House



Location

On a main commuter route, 1.2 miles from city centre, close to Grangetown railway station and on main bus route. Local amenities close by. Easy access junction 33 M4 via A4232.

Brief Details

2 double bedrooms, 2 single bedrooms and 2 living rooms (1 of which could be used as an extra bedroom). This property would form ideal living space for a family or group of working adults. Recently refurbished but incorporating many original features and incorporating gas central heating and double glazing. The property is furnished.

Terms

Tenure: Freehold

Council Tax/Rates/Stamp Duty: Band 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 or 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 and then (if it is in Cardiff) refer to the 'How much is my Council Tax?' page on www.cardiff.gov.uk.