



## Hazel Place

, Fairwater, Cardiff, CF5 3PR

# Rental £1,300 pcm

3 bedroom House available 19 August 2024

22 James Street, Cardiff Bay, Cardiff, CF10 5EX  
[cardiff@ltsproperty.co.uk](mailto:cardiff@ltsproperty.co.uk)

## 02920 493900

### Opening Times

Mon 09.00 - 17.30; Tues 09.00 - 17.30  
Wed 09.00 - 17.30; Thurs 09.00 - 17.30  
Fri 09.00 - 17.30; Sat 09.30 - 15.00; Sun Closed

\* Unfurnished

### Situation

We are pleased to offer this three bedroom unfurnished semi-detached property comprising of Hallway, Cloakroom, Lounge, fitted kitchen, two double bedrooms, one single bedroom, bathroom, Garage.

### Accommodation

All measurements are approximate.

### Further Information

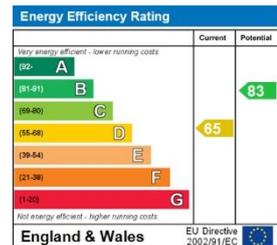
The deposit required is £1,400

The landlord is willing to rent this home to Employed

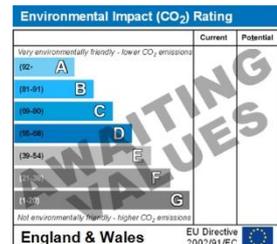
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-3635

Creation Date: 16/07/2024

#### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Lettings2Sales Ltd, 2024. Lettings2Sales Ltd Registered in Wales No. 9135949