

2 Bed Semi-Detached In Walwyn Place St. Mellons, Cardiff, CF3 0PU £1,200 Monthly





SHORT DESCRIPTION

Property Ref: 17373 Athena Properties are delighted to offer this spacious two-bedroom semi-detached property in St Mellons, available from 1 October 2026. The ground floor comprises a neutrally decorated and welcoming living room, along with a bright and immaculately maintained kitchen with fitted appliances. The kitchen leads through to a separate dining area, providing a lovely space for entertaining or family meals. Patio doors open onto a generously sized, low-maintenance rear garden, featuring both a paved patio and lawned area. The property also benefits from a large garden shed, discreetly positioned to the side of the house, offering excellent additional storage. To the first floor are two spacious double bedrooms and a family bathroom, complete with a roll-top bath and overhead shower. Externally, the property benefits from a large private driveway with parking for 2-3 cars, with additional on-street parking available. A well-presented and spacious home offering excellent accommodation both inside and out, in a convenient St Mellons location. Property Type: Semi-detached Full Renting price: £1200.00 Pricing Options: Fixed price Council tax band: C EPC rating: C Measurement: 592.015 sq.ft. Outside Space: Rear Garden Parking: Driveway Heating Type: Gas Central Heating -----



Bed Room(s)



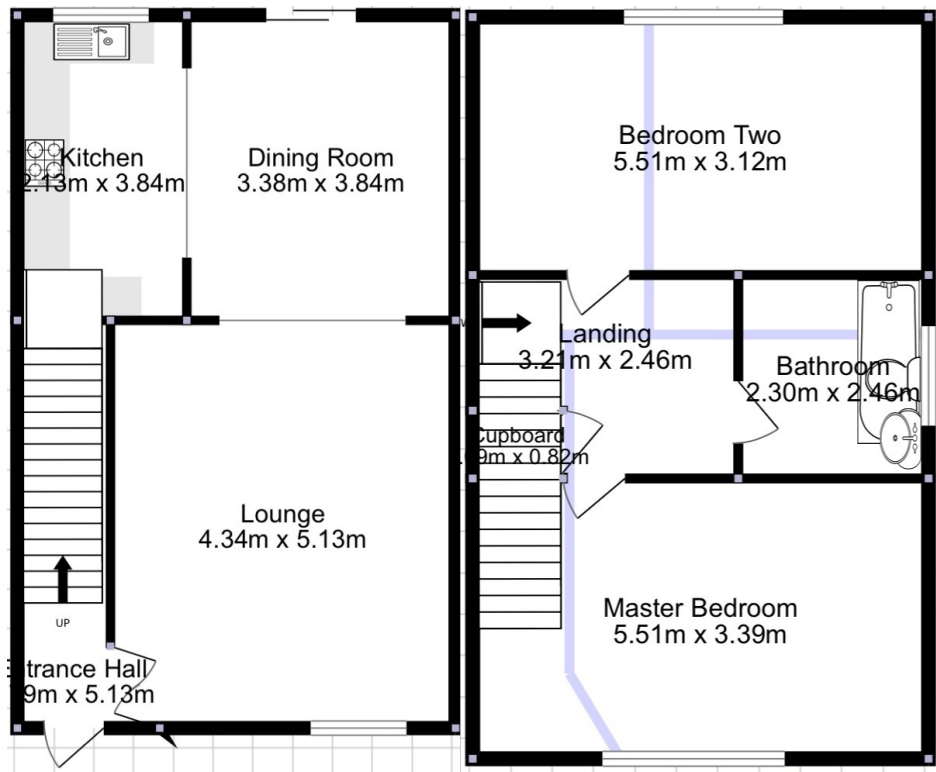
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	55 square metres

Rules on letting this property

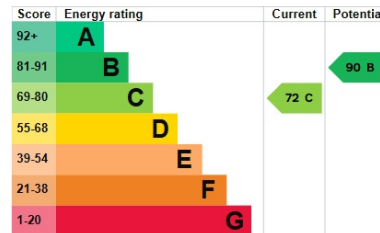
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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