99Home Ltd.
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3 Bed Detached In Heol Yr Odyn , Cardiff, CF5 5QX

£1,400 Monthly











SHORT DESCRIPTION

Property Ref: 17715 A newly built, detached three-bedroom home in Ely-Caerau, offered for rent for the first time. Arranged over three levels, the property combines clean, contemporary design with well-planned accommodation throughout. Ground Floor: A spacious entrance hall leads to the kitchen and a bright living room overlooking the garden. The entire ground floor benefits from underfloor heating. First Floor: A double bedroom and a single bedroom sit alongside a modern family bathroom. Second Floor: The top floor is given over to a bedroom with its own en-suite. Outside: To the front, a driveway, to be finished with gravel, provides off-street parking, while artificial lawn adds kerb appeal and keeps maintenance to a minimum. To the rear, a large lawned garden features two patio areas and a forestry outlook, along with an external hot and cold tap. Location: Set on the edge of town, the property enjoys a forest outlook to one side and sits on a quiet road with no through traffic, bordering open countryside. It offers a peaceful, private setting without sacrificing convenience. Caerau is a well-connected residential area with local shops, schools and parks close at hand, and good transport links provide easy access to neighbouring towns and the city. Property Type: Detached Full Renting price: £1400.00 Pricing Options: Fixed Price Council tax band: D EPC rating: C Measurement: 775.002 sq.ft. Outside Space: Rear Garden Parking: On street Heating Type: Gas Central Heating ----------

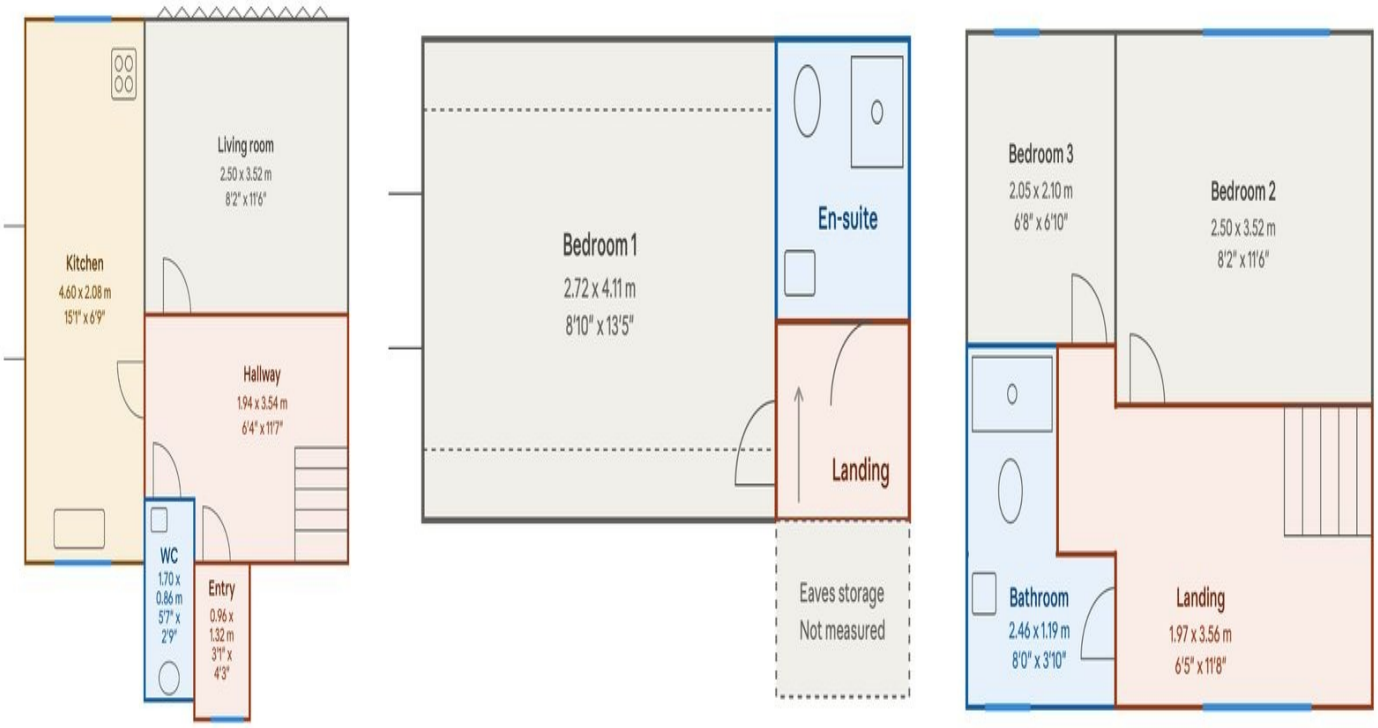
3
Bed Room(s)

2
Bath Room(s)

1
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

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

Property type	Detached house
Total floor area	72 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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