



House - Terraced

**45 STAFFORD  
ROAD,  
GRANGETOWN,  
CARDIFF, CF11  
4EW**

PCM

**£925 PCM**

### FEATURES

- Available NOW!
- Two Double Bedrooms
- Garden
- Unfurnished
- Two Reception Rooms



# 2 Bedroom House - Terraced located in Cardiff

Maison are pleased to offer this spacious two double bedroom house within walking distance to the city centre and local amenities.

The property has been freshly painted throughout and benefits from having two double bedrooms and a third single room ideal as an office or nursery to the first floor; reception room; good size living room, and kitchen leading to the bathroom on the ground floor.

The property further benefits from a low maintenance garden.

In order to secure the property we would be grateful if you could provide a holding deposit payment of one week's rent. This will go in its entirety towards the first month's rent.

The holding deposit becomes non-refundable after 48 hours of payment being made (cooling-off period). Please NOTE there is a Right to retention of the holding deposit for failing to enter a Occupational Contract should a contract holder choose not to enter a Occupational Contract, or fail to take reasonable steps to enter a Occupational Contract.

Call us on


0292 009 0700

post@maison.wales

www.maison.wales

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

