



House - Townhouse (EPC Rating: C)

**10 The Crescent, Ffordd Conwy,
Caerdydd, Caerdydd, CF11 9QL**

PCM

£2,200 PCM



4 Bedroom House - Townhouse located in Caerdydd

Maison are proud to offer this prestigious and modern 4 bedroom four- storey townhouse in the gated community with private parking, rear garden and a verandah on the top floor. A perfect family home.

This beautifully presented house boasts an open plan kitchen and living room area, German engineered handleless kitchen that comes with integrated units, a wine cooler, 4 double bedrooms, and 3 boutique bathrooms. The property further consists of underfloor heating throughout, french oak flooring on the first floor, double glazed windows, external doors with low e-glass and a zinc roof.

The property comes with 2 parking spaces and is conveniently located a short walk to the bustling pavement cafes, bars and boutiques of Pontcanna, also within walking distance to the City Centre.

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.

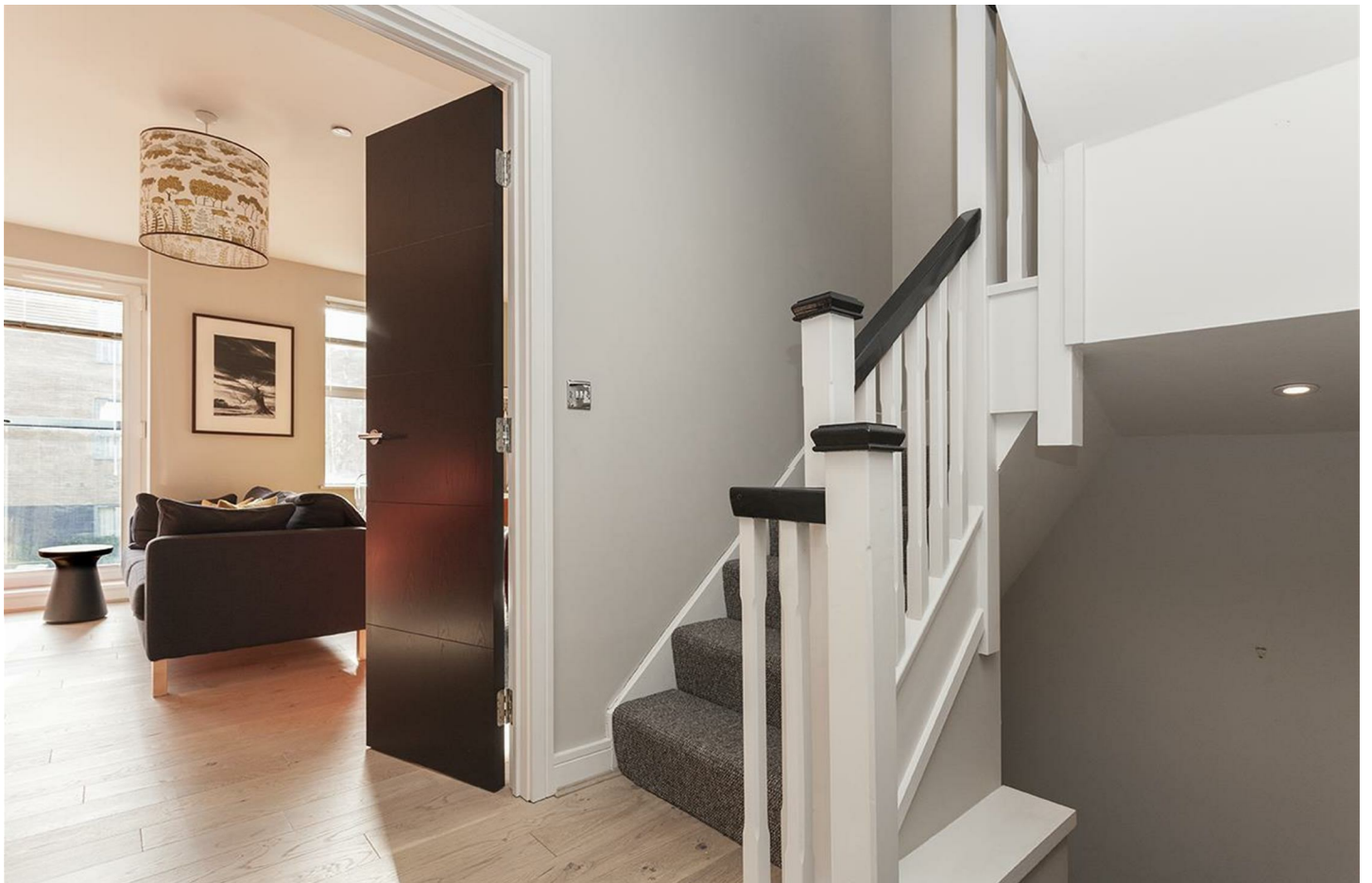
The holding deposit becomes non-refundable after 48 hours of payment being made (cooling-off period). Please NOTE there is a Right to retention of the holding deposit for failing to enter a Occupational Contract should a contract holder choose not to enter a Occupational Contract, or fail to take reasonable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



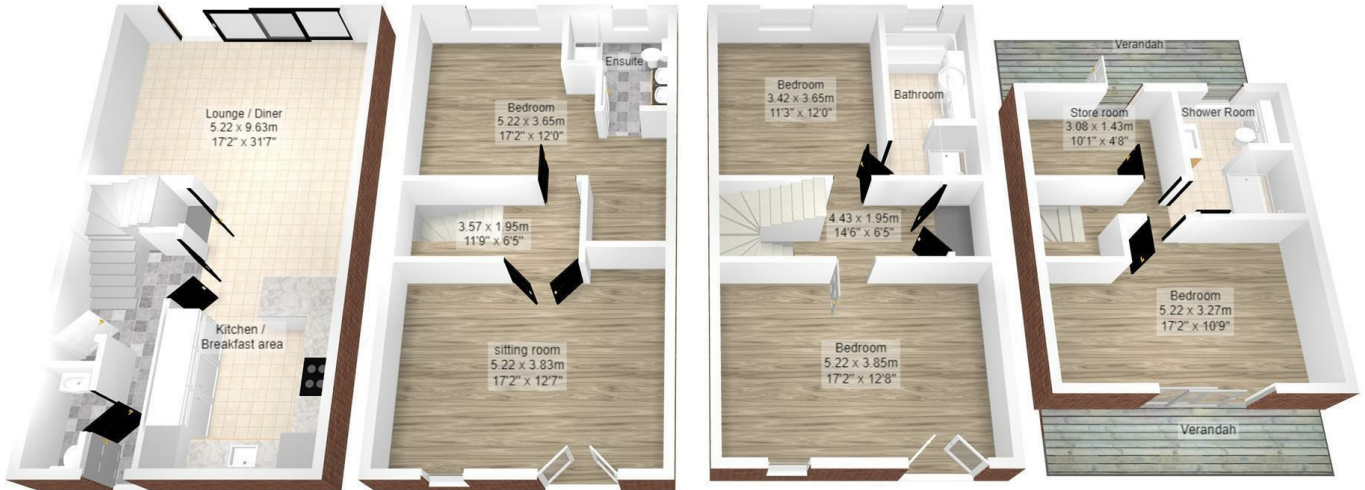
PONTCANNA LETTINGS | 50 SEVERN GROVE, CARDIFF, SOUTH GLAMORGAN, CF11 9EN



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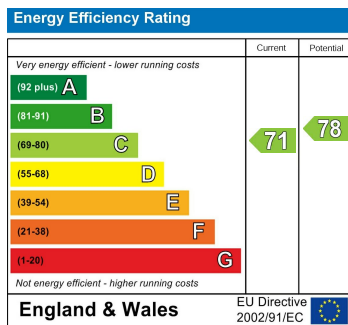
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Council Tax Band

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Energy Performance Graph



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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.