



SALES & LETTINGS  
— ANGELS —



## Flat 3 131 Cyncoed Road

, Cardiff, CF23 6AF

**£1,800 (From) Per Calendar Month**

REF: 17821481

3 BEDROOM TOP FLOOR FLAT - £1800PCM - BILLS INCLUDED, WATER, GAS & ELECTRIC- FULLY FURNISHED - AVAILABLE NOW- 6, 9 OR 12 MONTH CONTRACT - THIS PROPERTY IS NOT SUITABLE FOR STUDENTS

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### Viewing

Please contact our Cathays Head Office Office on 02922331425 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.