



House - Semi-Detached

# 13 HAXBY COURT, FELBRIDGE CLOSE, CARDIFF, CARDIFF, CF10

ADU

PCM

£1,050

## FEATURES

- Available NOW!
- Unfurnished
- 1 double bedroom & 1 single bedroom
- Garden
- Water views



# 2 Bedroom House - Semi-Detached located in Cardiff

Maison are proud to offer a two bedroom house in Cardiff Bay within easy access to the city centre.

To the ground floor there are two good size reception rooms with a lovely water view aspect; and Kitchen with appliances.

To the first floor there is a double bedroom and a single bedroom; and a family bathroom with shower over the bath and jacuzzi features.

Please note that the second bedroom is a smaller (single) size. This property would make an ideal home for a couple.

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.

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,

Call us on

0292 009 0700

[post@maison.wales](mailto:post@maison.wales)

[www.maison.wales](http://www.maison.wales)

**Council Tax Band**

**D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		65
(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

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.

