



Not specified

# 22 LLANDAFF ROAD, CARDIFF, CF11 9NJ

Per Calendar Month

## £1,100 Per

### FEATURES

- Fully Furnished
- Two bedrooms
- Modern
- Walking Distance to City Centre



# 2 Bedroom Not specified located in Cardiff

\*Viewings Wednesday 6th August PM\*

Located in the heart of Canton, this well-presented 2-bedroom furnished apartment offers spacious and modern living in one of Cardiff's most desirable areas.

The apartment features a bright and welcoming lounge, a well-equipped kitchen, a modern wet room and two generously sized bedrooms, both with built-in wardrobes that provide excellent storage without compromising on space.


Situated on Llandaff Road, you'll be perfectly placed to enjoy the best of Cardiff's café culture, independent shops, parks and excellent transport links, all right on your doorstep.

Perfect for a couple or single professional.

Call us on  
**0292 009 0700**

**post@maison.wales**  
**www.maison.wales**

## Council Tax Band

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

