

BR1644/0126

**TO LET FROM 01<sup>ST</sup> SEPTEMBER 2026**  
**146a CRYWS ROAD CARDIFF CF24 4NR**  
**RENT £ 1,600 p/c/m**  
**DEPOSIT £ 1,700**

**ACCOMMODATION & FACILITIES**

- Modern self contained duplex flat.
- Close to most University campus's, the City Centre & UHW complex.
- Suitable for a group of 3 professionals, mature or post graduate students.
- 3 double bedrooms plus spare room.
- Lounge / diner.
- Fitted kitchen.
- Shower room with a shower & wc & whb.
- Includes; automatic washing machine, oven and hob, fridge freezer.
- Gas central heating & Double glazing.
- Furnished letting.
- On street parking with access off Malefant Street.
- Council tax band = C.
- EPC rating = 74 / C.
- Available from 01<sup>st</sup> September 2026.
- Rent = £1,600 p/c/m. Deposit = £1,700.
- Viewing by appointment.



**Notice To Prospective Tenants**

*In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only), for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & or the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.*

## Photo Gallery

