



## Pearl Avenue

Llandaf , South Glamorgan , Wales, CF5 2DW

# Rental £795 pcm

3 bedroom House available Now

Senghennydd Road, Cathays, Cardiff, CF24 4AY  
[info@letmc.com](mailto:info@letmc.com)

## 020 666 4444

### Opening Times

Mon 09.00 - 18.00; Tues 09.00 - 18.00  
Wed 09.00 - 18.00; Thurs 09.00 - 20.00  
Fri 09.00 - 18.00; Sat 09.00 - 13.00; Sun Closed

- \* Furnished
- \* Parking

- \* Central heating
- \* Large garden

- \* Double glazed
- \* Fitted kitchen

## Situation

Welcoming you to 6 Pearl Avenue Beautiful House with 3 spacious Bedrooms For sale a newly refurbished low build terraced house in Llandaf which offers excellent entertaining space, outdoor areas and parking. The house is located within close proximity to the open spaces of Llandaf Park. EPC rating E This immaculately presented family house has recently undergone a high specification refurbishment which includes underfloor heating, air conditioning, solid wood and Italian marble flooring and offers superb entertaining and living space across four floors. The house is also equipped with a surveillance system. The spacious reception room features wood floors, panelled ceilings and a beautiful fireplace. On the first floor the master bedroom has a large dressing room and a contemporary en suite bathroom. There are two further en suite bedrooms (one with a separate dressing area) and a wonderful roof terrace. The lower ground floor has its own private entrance, a fully integrated family kitchen, dining room, three further en suite bedrooms, access out to a garage, a front patio and two external storage vaults.

## Accommodation

### Dining room (Ground Floor)

5.06m ( 16'8") x 6.07m ( 19'11")  
(Height: 3.01m ( 9'11"))

The most important feature in the design of this dining room is to pick only black things in order to get an immaculate look. Then all the blackness gets enough contrast from the w...

### Kitchen (Ground Floor)

4.05m ( 13'4") x 3.04m ( 10'0")  
Property Ref: inst-136

## Bedroom 1 (First Floor)

3.44m ( 11'4") x 4.54m ( 14'11")  
(Height: 3.00m ( 9'11"))

This French inspired bedroom mixes a little romance with elegant formal accents. The soft peach hues warm the otherwise creamy palette.

## Bedroom 2 (First Floor)

5.06m ( 16'8") x 7.53m ( 24'9")  
(Height: 3.05m ( 10'1"))

Warm neutrals are woven throughout this contemporary bedroom. A pair of Mid-century modern armchairs provide a spot to relax or read. Ample light flows through the windows and door...

## Bedroom 3 (First Floor)

6.06m ( 19'11") x 5.00m ( 16'5")  
(Height: 3.00m ( 9'11"))

Sophisticated decor evokes a restful feeling in the second visualization, where the effect lies somewhere between a luxurious home design and an expensive hotel.

## En suite (First Floor)

1.22m ( 4'1") x 3.02m ( 9'11")  
(Height: 2.04m ( 6'9"))

The rustic-like design of the wall and the semi-gloss finish of the centre wall accent draw out the modernity of the bathroom.

## Garden

4.34m ( 14'3") x 15.08m ( 49'6")

Few spaces are more calming and zen-inducing than a beautiful garden. It's hard not to feel at peace when you're surrounded by flowers, fountains and the sounds of nature, and rese...

## Hall

Width: 1.22m ( 4'1")

Putting a large mirror in your hallway does not only add beauty but widens your space by means of optical illusion.

## Further Information

The deposit required is £0

The landlord has requested to include Landlord has agreed for a cat to be kept in the property - subject to regular inspections and if necessary carpet cleaning at the end of the tenancy.

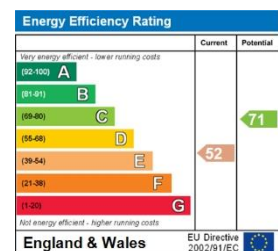
The bills included in the rent are Water

The landlord is willing to rent this home to Employed

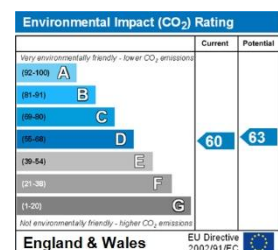
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment.  
Creation Date: 02/05/2017

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © LetMC Letting Agents Ltd, 2017. LetMC Letting Agents Ltd Registered in England and Wales No.