



**IAN WALTERS**  
PROPERTY LETTING & MANAGEMENT

T: 02920 710 788

E: [info@ian-walters.co.uk](mailto:info@ian-walters.co.uk)

29 The Landings, Penarth Marina, CF64 1SR

## **St Benedict Crescent, Cardiff CF14 4DP**

Property Ref. IW2344Z



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29 The Landings, Penarth Marina, CF64 1SR

### 3 BEDROOM SEMI-DETACHED HOUSE

**\*\* A STUNNING THREE BEDROOM HOUSE IN A GREAT LOCATION \*\*** Offered for rent is this superb property close to Heath Hospital and local amenities. With lounge/diner, kitchen and utility room, large rear garden, three good sized bedrooms, and bathroom. Minimum 12 month contract.

**£1600 Per Calendar Month**

LET AGREED

**Description:**

**\*\* A STUNNING THREE BEDROOM HOUSE IN A GREAT LOCATION \*\*** Offered for rent is this superb property close to Heath Hospital and local amenities. With lounge/diner, kitchen and utility room, large rear garden, three good sized bedrooms, and bathroom. Minimum 12 month contract.

<b>Bedrooms:</b>	3
<b>Property Type:</b>	Semi-detached House
<b>New Build:</b>	No
<b>Furnishing:</b>	Unfurnished
<b>Letting Type:</b>	Not Specified
<b>Council Tax:</b>	BAND

## **Tenancy Information:**

### PERMITTED PAYMENTS

As well as paying the Rent and Security Deposit, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Ian Walters Property Letting & Management "the Agent"):

- \* Holding Deposit - 1 week's rent

During the tenancy (payable to the Agent):

- \* Payment for the late payment of rent
- \* Payment for a breach of the tenancy agreement

During the tenancy (payable to the provider) if permitted and applicable:

- \* Utilities - gas, electricity, water
- \* Communications - telephone and broadband
- \* Installation of cable/satellite
- \* Subscription to cable/satellite supplier
- \* Television licence
- \* Council Tax

Other permitted payments:

- \* Any other permitted payments, not included above, under the relevant legislation including contractual damages.

### TENANT PROTECTION

Ian Walters Property Letting & Management holds Client Money Protection Insurance with Lonsdale Insurance Brokers, and is also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the Agent's website or by contacting the Agent directly.