



New Zealand Road

Heath
Cardiff
CF14 3BS

Rent: £1,300 pcm

2 bedroom House available 01 July 2024
Holding Deposit and Permitted Payments
May Apply



- * Furnished
- * Dishwasher
- * Tumble Dryer
- * Washing Machine

Situation

AVAILABLE 1st JULY. Please watch the video tour for this property. <https://youtu.be/87cjpPN1-8Q> A rare opportunity to see a large two double bedroom house which is in an ideal location, close to the Uni hospital. The property offers a spacious open plan lounge and dining room, fitted kitchen with dishwasher, downstairs toilet, utility area housing the washing machine/tumble dryer and back door leading to an easily maintained garden. To the 1st floor are the two double bedrooms and bathroom with corner bath and a large shower cubicle. You will need to be full time students or earning at least £25k per person and have a UK based guarantor to rent this house. Council Tax Band- E

Accommodation

- Dining Room (Ground Floor)
- Hall & Stairs (Ground Floor)
- Kitchen (Ground Floor)
- Living Room (Ground Floor)

- * Double Glazed
- * Communal Access
- * Fridge Freezer
- * Central Heating

Garden

- Rear Hall (Ground Floor)
 - Utility Room (Ground Floor)
 - WC (Ground Floor)
 - Bathroom (First Floor)
 - Boiler Room (First Floor)
 - First Floor Front Bedroom (First Floor)
 - First Floor Middle bedroom (First Floor)
 - Landing (First Floor)
 - Garden
- All measurements are approximate.

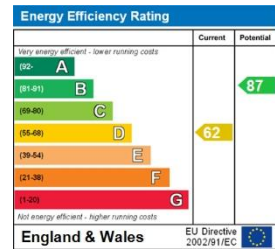
- * Rooms with Double Beds

Further Information

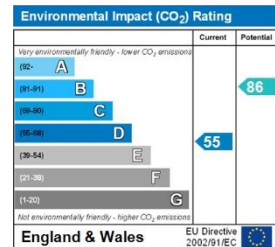
The deposit required is £0
The landlord has requested to include No smoking in the property, The last six weeks rent is due upon signing the tenancy - £1800.00
The landlord is willing to rent this home to Employed, Self Employed, Retired
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 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 (CO₂) 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 in terms of carbon dioxide (CO₂) emissions. The higher

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 © Pinnacle Property (Cardiff) Ltd, 2024. Pinnacle Property (Cardiff) Ltd Registered in England and Wales No. 3355056