



Doe Close

Penylan
Cardiff
CF23 9HJ

Rent: £1,650 pcm
3 bedroom House available 01 July 2024
Holding Deposit and Permitted Payments
May Apply



- * Furnished
- * Communal Access
- * Fridge Freezer
- * Off Road Parking Space

Garden

- * Washing machine
- * Rooms with Double Beds
- * Garage
- * Double Glazed

- * Broadband Available
- * Dishwasher
- * Central Heating

Connect

Situation

STUDENT YEAR 2024/25 Please watch the video tour for this house <https://youtu.be/6-XBVO3OgEE>
Spacious 3 bed town house located in a pleasant mews off Colchester Avenue with garage and parking. The property features 3 double bedrooms (one of which has an en-suite) and a ground floor spare bedroom/study, a large lounge with Juliet balcony (1st floor), master bathroom, ground floor cloakroom, fully fitted kitchen with dining table and access to a decked garden. The property also comes with a garage plus allocated parking and visitor parking which is also available. You will need to be full time students or earning at least £22k each (3 people) and in either case you will need a UK based guarantors. To register your interest please use the Rightmove 'Request Details' function. Council Tax Band - F

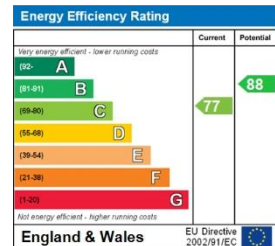
- Ground floor front room
 - Ground floor WC
 - Hallway, Stairs and landing
 - Kitchen
 - Living room
 - Second floor bathroom
 - Second floor front
 - Second floor landing & stairs
 - Second floor rear bedroom (master)
- All measurements are approximate.

Further Information

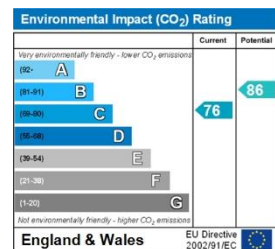
The deposit required is £0
The landlord has requested to include No smoking in the property, The contract holder agrees to pay the rent for the period 16th May 2025 - 30th June 2025 on signing the occupation contract
The landlord is willing to rent this home to Employed, Student
The landlord is willing 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

Accommodation

- Ensuite
- First floor front bedroom
- Garage
- Garden

Property Ref: inst-18873

Creation Date: 05/04/2024

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