



## Inglefield Avenue

Heath  
Cardiff  
CF14 3PY

Rent: £2,100 pcm

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



- \* Furnished
  - \* Central Heating
  - \* Communal Access
  - \* Double Glazed
- Garden

- \* Rooms with Double Beds
- \* Washing Machine
- \* Broadband Available
- Connect

- Garden
- Ground floor front bedroom
  - Ground floor rear bedroom
  - Ground floor shower room
  - Hallway, Landing & Stairs
  - Kitchen
  - Living room
  - Study Room

All measurements are approximate.

**Situation**  
STUDENT YEAR 2024/25 Spacious traditional character-filled property in the popular Heath location of Cardiff. This property comprises of four double bedrooms with original stripped floorboards, two bathrooms, a spacious living room, dining room, spare room and kitchen. There is a large lawned garden gets the sun making it ideal for evening BBQs. To register your interest please use the Rightmove 'Request Details' function. You will need to be full time students or earning at least £20k each and each have a UK based guarantor. Council Tax Band - F

**Accommodation**

- First floor bathroom
- First floor front bedroom
- First floor middle bedroom
- First floor rear bedroom

**Further Information**

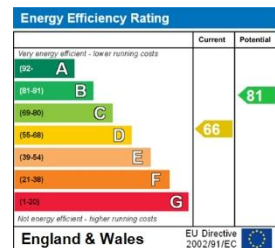
The deposit required is £0  
The landlord has requested to include No smoking in the property, The contract holder agrees to pay the rent for the period 16th May 2025 - 30th June 2025 on signing the occupation contract.

The landlord is willing to rent this home to Employed, Student

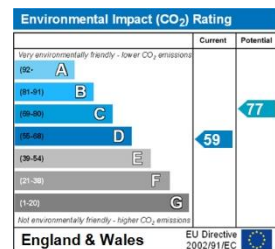
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

**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

**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