

Call us on 02920 026213 or email us on [viewings@move2here.co.uk](mailto:viewings@move2here.co.uk) to arrange a viewing of your next home



## Woodville Road, Cardiff, CF24 4DR

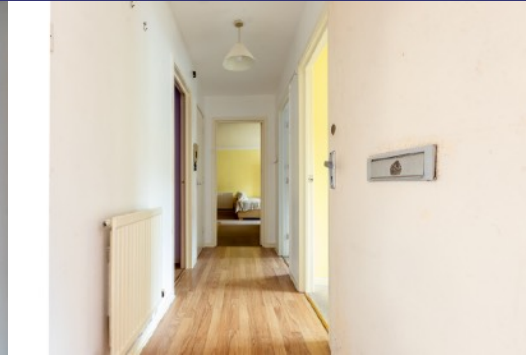
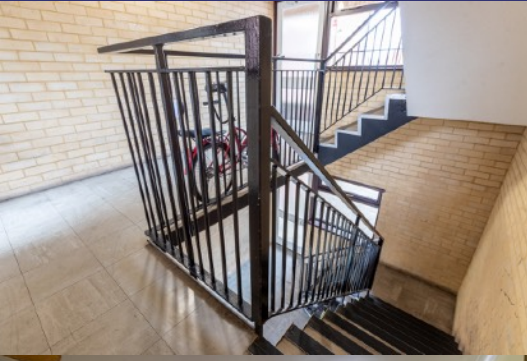
Purpose built TWO Bedroom Flat | Spacious Throughout | First Floor  
Fitted Kitchen | White Bathroom Suite with Shower over | NEW Double Glazed Windows  
Gas Central Heating | Combi Boiler | Central Location | Intercom system | EPC B  
Part furnished, all white goods included | AVAILABLE NOW



£1,000 pcm



# Woodville Road, Cardiff, CF24 4DR



MOVE2HERE are proud to present this BEAUTIFULLY PRESENTED spacious purpose built two bedroom first floor flat within the sought after Woodville Court development in this ever popular location. With two bedrooms, a spacious OPEN PLAN kitchen/living room with off road parking. VIEWING IS A MUST.

The development stands at the junction of Woodville Road and Basil Place, a purpose built block of flats, communal ground floor secured entrance hallway. There is a dedicated parking space to the rear. The flat is well presented, will have new uPVC double glazed windows, a 3-piece white bathroom suite with shower over bath and a well proportioned fitted kitchen/diner with integrated oven and hob with space for all your white goods. Within easy walking distance to the shops within Woodville Road, Crwys Road and the city centre.

There are Items of furniture within the property that could be included in the rental, plus white goods, including a Fridge Freezer, Washing machine, hob and oven.

AVAILABLE NOW.

## **ENTRANCE:**

Fire door leading to the shared open front balcony, giving access to Apartment. Solid front door with inset security viewer to the entrance hall. The Accommodation briefly comprises communal entrance, hallway, lounge/kitchen, two bedrooms, large storage cupboard plus a family bathroom. Gas central heating.

## **Location**

The property is situated in this very popular and established area of Cathays in Cardiff. Amenities close to hand include access to local shops, schools and public transport. Cardiff City Centre may be reached in approximately 5 minutes driving distance with the M4 Interchange being reached in approximately 10 minutes driving distance, affording access to both east and westbound carriageways.

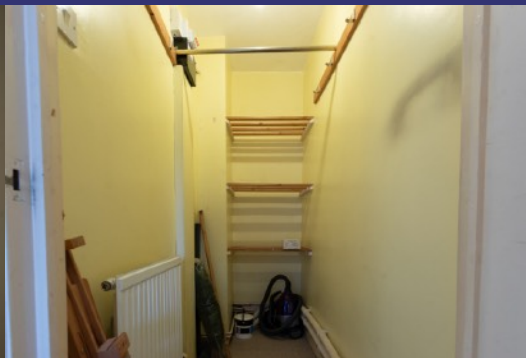
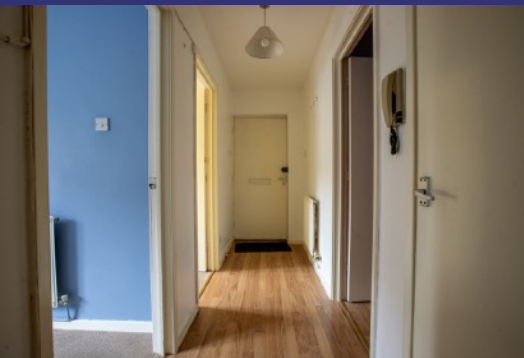
Regular buses and Cathays train station are near by, plus Cardiff University.

## **The Accommodation comprises**

### **Communal Entrance**

Entered via the communal entrance with security telephone entry system from the front and rear. Access from the rear leads you to the car park, where you will find an allocated car parking space. Front access direct to Woodville Road.

# Woodville Road, Cardiff, CF24 4DR



## Hallway - 3.70m x 1.00m (12'2" x 3'3")

Entered from the shared balcony through the solid front door, doors to all rooms. Telephone entry system. Radiator. Large Storage cupboard.

## Living Room - 5.37m x 6.17m (17'7" x 20'3") [max]

### Lounge

Bay fronted double glazed window to front. Lounge area with new uPVC double glazed windows streaming natural light into this large relaxing space. The lounge has plenty of space for a dining table and two sofas, providing the ideal space to dine and relax with the family. With television aerial point, telephone point, central heating radiator, this spacious room is an ideal room to relax in the evening in front of the TV.

### Kitchen area

Accessed via the hall way and open plan from the living area. Fitted with a range of base and wall units with complementary work surface over, sink and drainer, tiled splash backs, space for fridge and washing machine, electric oven with four ringed gas hob over.

## Bedroom One - 3.07m x 2.94m (10'1" x 9'8")

This spacious and light bedroom, provides a welcome and relaxing room with plenty of space for all your storage needs. This room flooded with natural daylight in the mornings and allows the occupant the opportunity to gaze at the stars at night whilst lying in bed. Cream carpet. Radiator. uPVC double glazed window. Radiator..

## Bedroom Two - 2.09m x 2.95m (6'10" x 9'8")

A single second bedroom with front aspect. Currently used as a guest bedroom, it has space for all your storage needs with a built in storage and is an ideal room to recharge your batteries. uPVC double glazed window with views to front. Radiator and home to the combination boiler in the built in cupboard.

## Bathroom - 1.96m x 2.03m (6'5" x 6'8")

A white three piece suite with panelled bath, with shower over provides the perfect spot to soak away those aches and pains of the day. With accompanying white wc and pedestal sink. Tiled splash back. Extractor fan. Shaver point and light fitting. Radiator.

**E P C**

**B**

**Council Tax Band -**

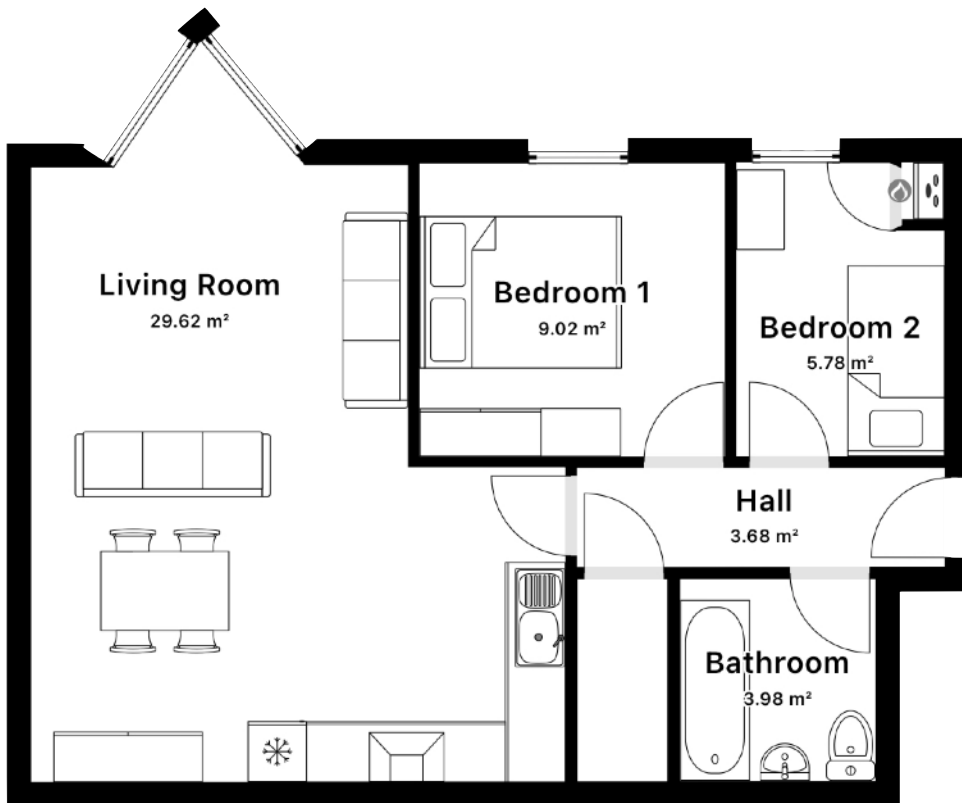
**D**

**Allocated parking space.**

**Viewing Strictly By Appointment ONLY**



# Woodville Road, Cardiff, CF24 4DR



## Floorplan

### Entrance Hall

3.70m x 1.00m (12'2" x 3'3")

### Living Room

5.37m x 6.17m (17'7" x 20'3") [max]

### Bedroom One

3.07m x 2.94m (10'1" x 9'8")

### Bedroom Two

2.09m x 2.95m (6'10" x 9'8")

### Bathroom

1.96m x 2.03m (6'5" x 6'8")

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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