



4 Kelston Road  
Whitchurch, Cardiff CF14 2AJ  
£1,500 PCM

HARRIS & BIRT





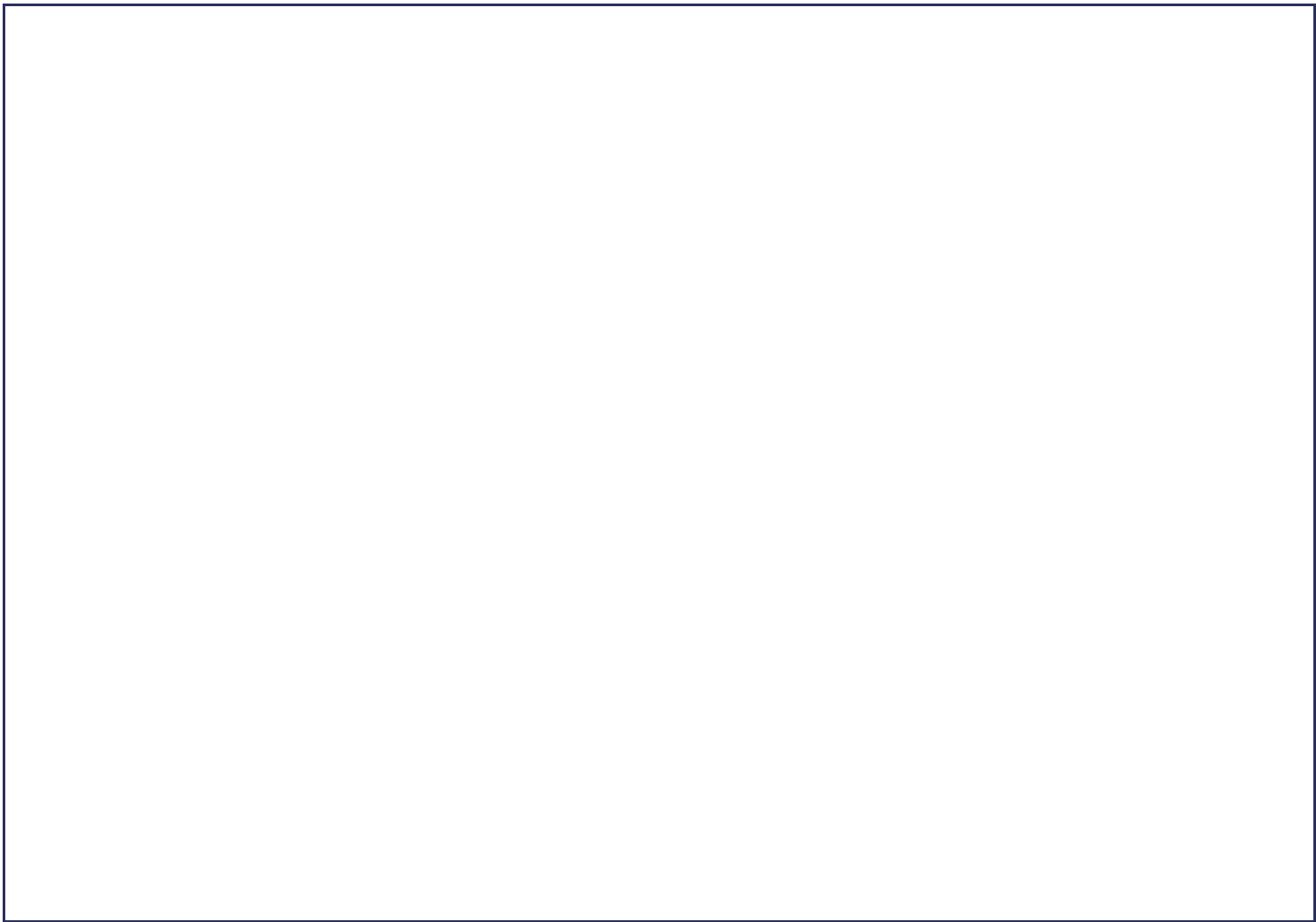
Welcome to this charming end terrace house located on Kelston Road in the leafy suburb of Whitchurch in the vibrant city of Cardiff. This property boasts two reception rooms, providing ample space for entertaining guests or simply relaxing with your family, and a fully fitted modern kitchen with French doors leading to an enclosed rear garden with gate access. There are three bedrooms to the first floor plus modern fully tiled bathroom/WC. The property has some lovely original features such as wood block flooring and panelled doors, and benefits from gas central heating and double glazing.

Situated in a bustling neighbourhood, this house offers easy access to local amenities, shops and parks, as well as being in the catchment area to the very sought after Whitchurch High School making it an ideal choice for families. The property is offered for rental on an unfurnished basis at £1500 pcm. Deposit £1700. EPC Rating C. Council Tax Band F. Available immediately









# HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

