



2B Kelston Road
Whitchurch, Cardiff CF14 2AJ
£1,200 PCM

HARRIS & BIRT



Welcome to this spacious two double bed roomed first floor apartment located on Kelston Road in the heart of Whitchurch village. This property boasts a good sized lounge, modern fully tiled kitchen with appliances (including a washer/dryer) the aforementioned two double bedrooms and a bathroom/wc with shower over the bath. The property is available to rent on an unfurnished basis and benefits from gas central heating and double glazing. Freshly painted and new carpets throughout. Unusually for an apartment in this popular leafy suburb, there is a generous roof terrace to the rear and on street parking to the front.

Whitchurch is known for its friendly community and this this property is ideally located for easy access to the local amenities, shops, and restaurants, making everyday living a breeze.

Don't miss out on the chance to rent this delightful apartment in Cardiff at a monthly rental of only £1200 pcm. Deposit of £1300. EPC rating D. Council tax band C

External

Entered via a wooden door into a hallway - stairs to the first floor landing area.

Landing

Good size hallway giving access to all rooms. Radiator. Double glazed window to rear aspect with roller blind.

Living Room

Double glazed window to front aspect. Curtain pole with roller blind and curtain. Radiator. Pendant ceiling light fitting. Cupboard housing gas meter.

Kitchen

Accessed from the living room. Double glazed window to rear aspect plus half opaque double glazed door leading to a good sized roof terrace. Fitted with a range of wall and base units. Stainless steel sink and drainer unit. Freestanding electric cooker, fridge/freezer, washing machine and dishwasher all to remain. Fully tiled walls. Cushion flooring. Pendant ceiling light fitting with shade.. Cupboard housing boiler plus separate storage cupboard.

Bathroom

Suite comprising of a panelled bath, low level flush WC and pedestal wash hand basin. Shower over the bath with screen. Wall mounted electric heater. Double glazed opaque window to rear aspect.

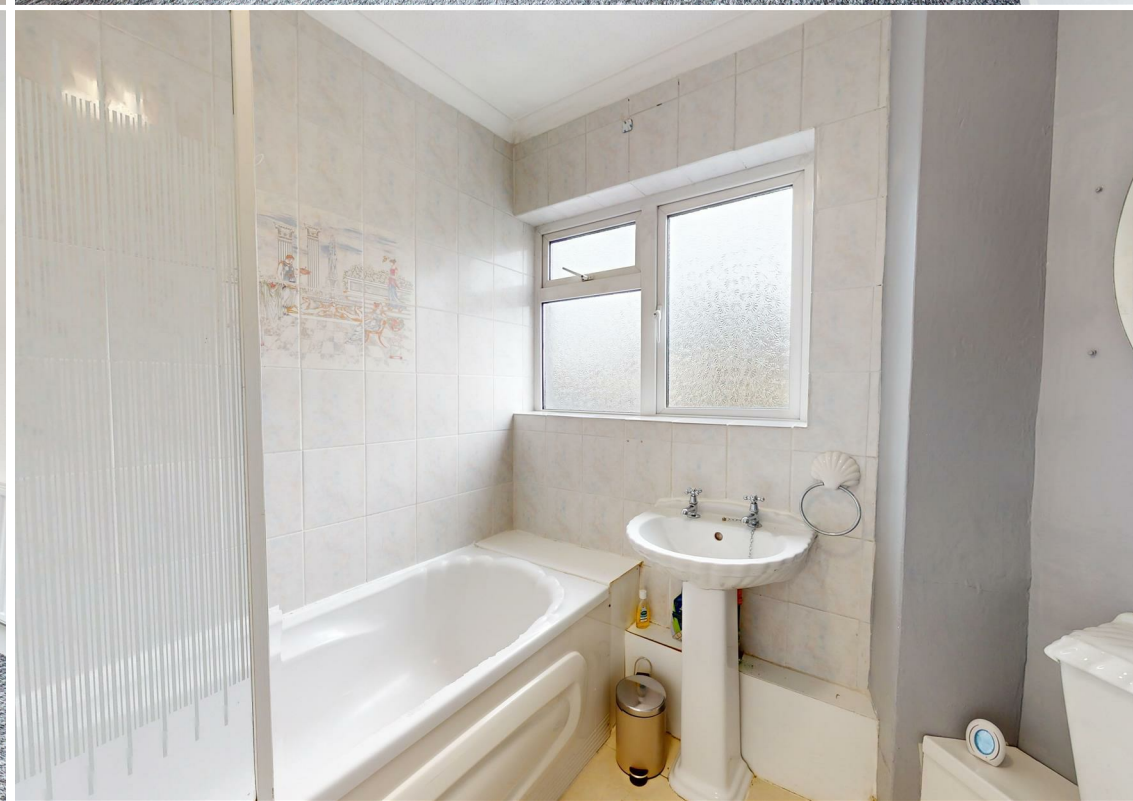
Primary Bedroom

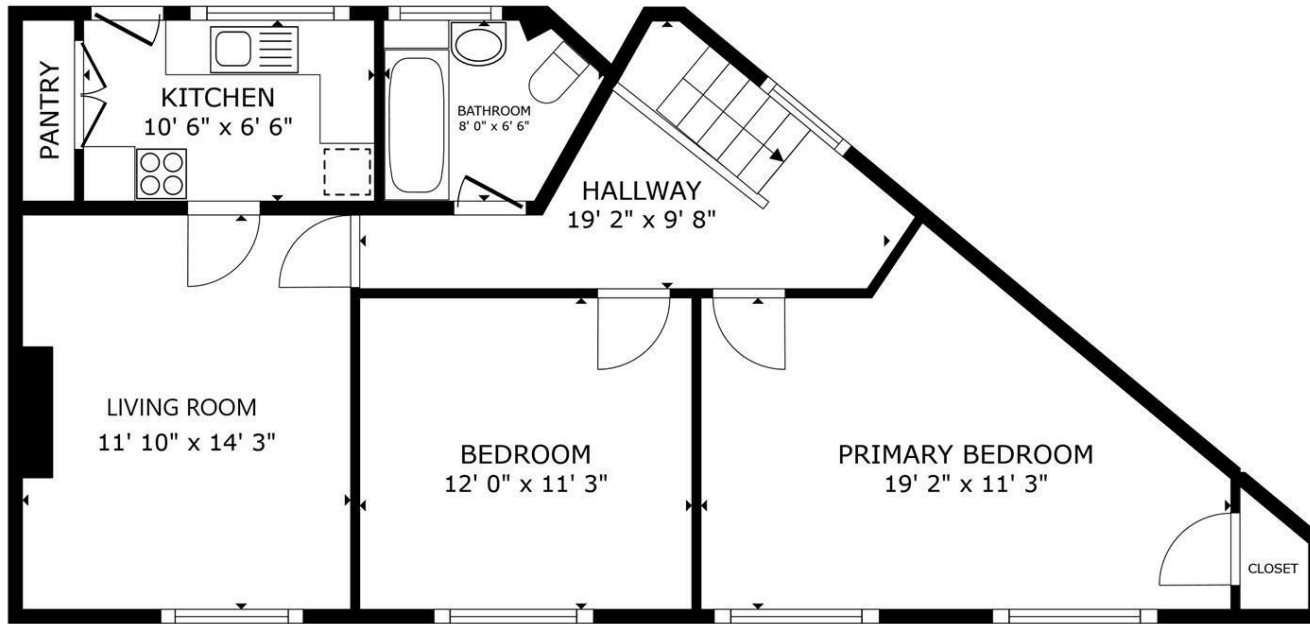
Good size double bedroom. Two double glazed windows to the front, each with a curtain pole and roller blind. Two radiators. Pendant ceiling light fitting. Fitted cupboard offering hanging space and ample storage.

Bedroom Two

Another good size double bedroom. Double glazed window to the front with a curtain pole and roller blind. Radiator. Pendant ceiling light fitting.







FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 769 sq.ft.
TOTAL : 769 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		60	71
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

