



133 Watkins Square

Llanishen, Cardiff, CF14 5FJ

£1,800 Per Calendar Month

HARRIS & BIRT



Located in the popular Watkins Square, Llanishen, Cardiff, this well presented mid-terrace house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

To the ground floor is the hallway - cloaks/wc, fitted kitchen with appliances and a good sized lounge with patio doors leading to an enclosed rear garden featuring a storage shed, low-maintenance astroturf lawn, a paved patio area, and a covered seating space.

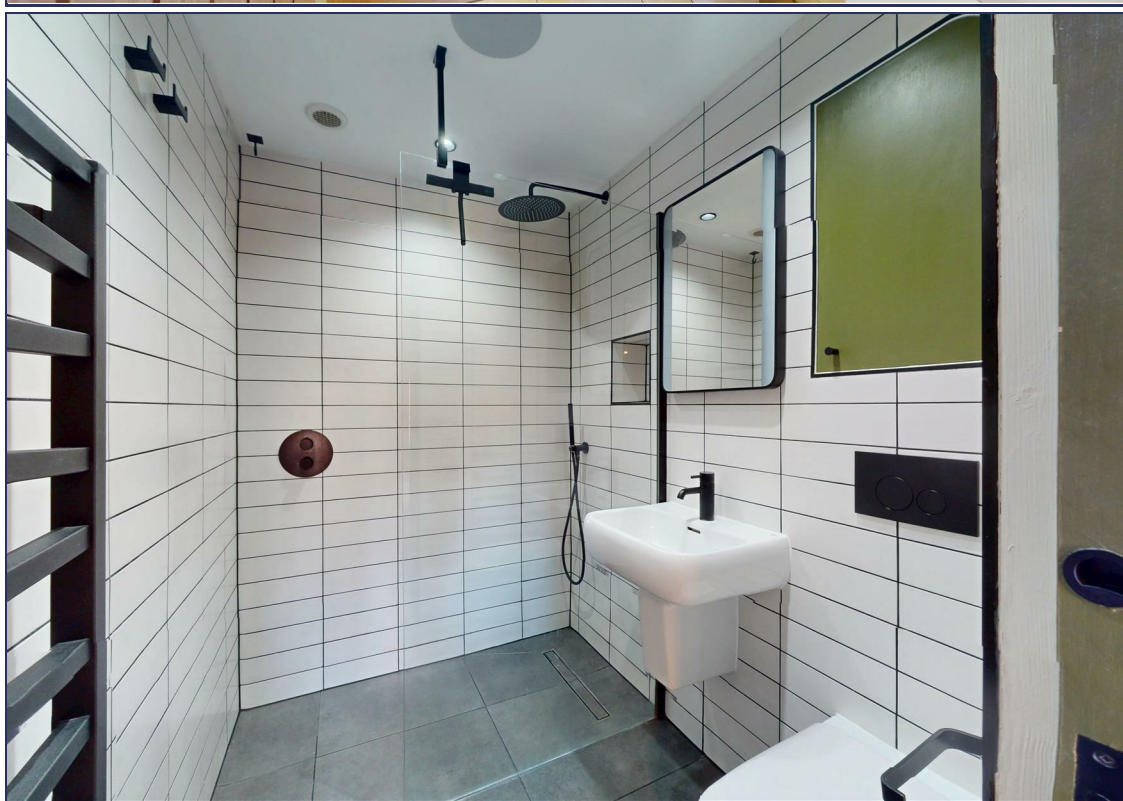
There are two bedrooms to the first floor with family bathroom and en suite bathroom to the master. There are a further two bedrooms to the third floor - again with an en suite to one of the bedrooms. Each bathroom is fitted with contemporary modern fixtures and fittings.

Llanishen is a vibrant community with excellent local amenities, including shops, schools, and parks, making it an ideal location for families. The area is well-connected to Cardiff city centre, providing easy access to a wealth of cultural and recreational activities.

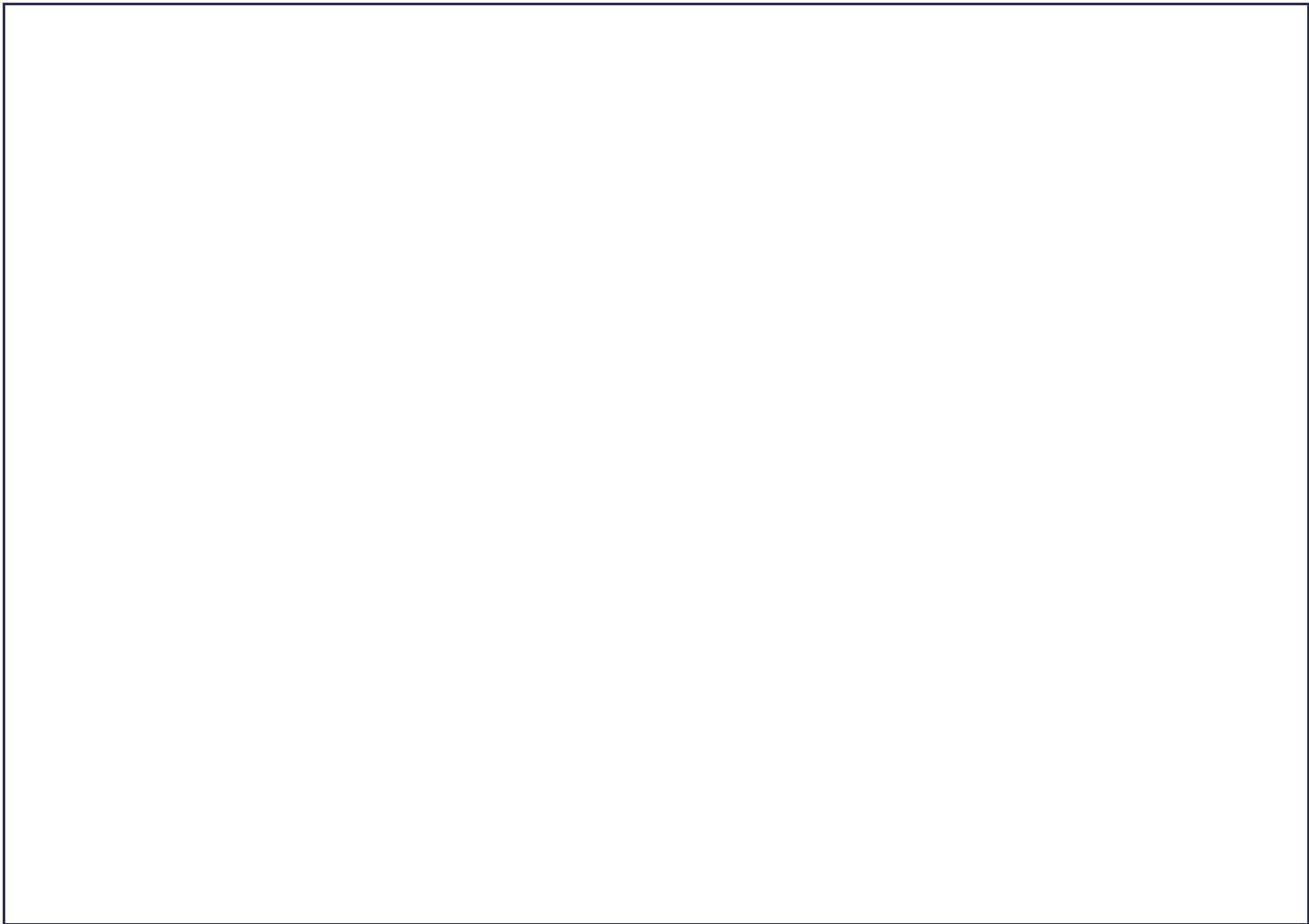
The property is available from 19th December and is being offered on a furnished basis for £1800 pcm. Deposit £1900. Council Tax Band F. EPC Rating TBC.











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	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	



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