



133 Watkins Square  
Llanishen, Cardiff, CF14 5FJ  
£1,700 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 three spacious bedrooms, plus a good sized home office. 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.

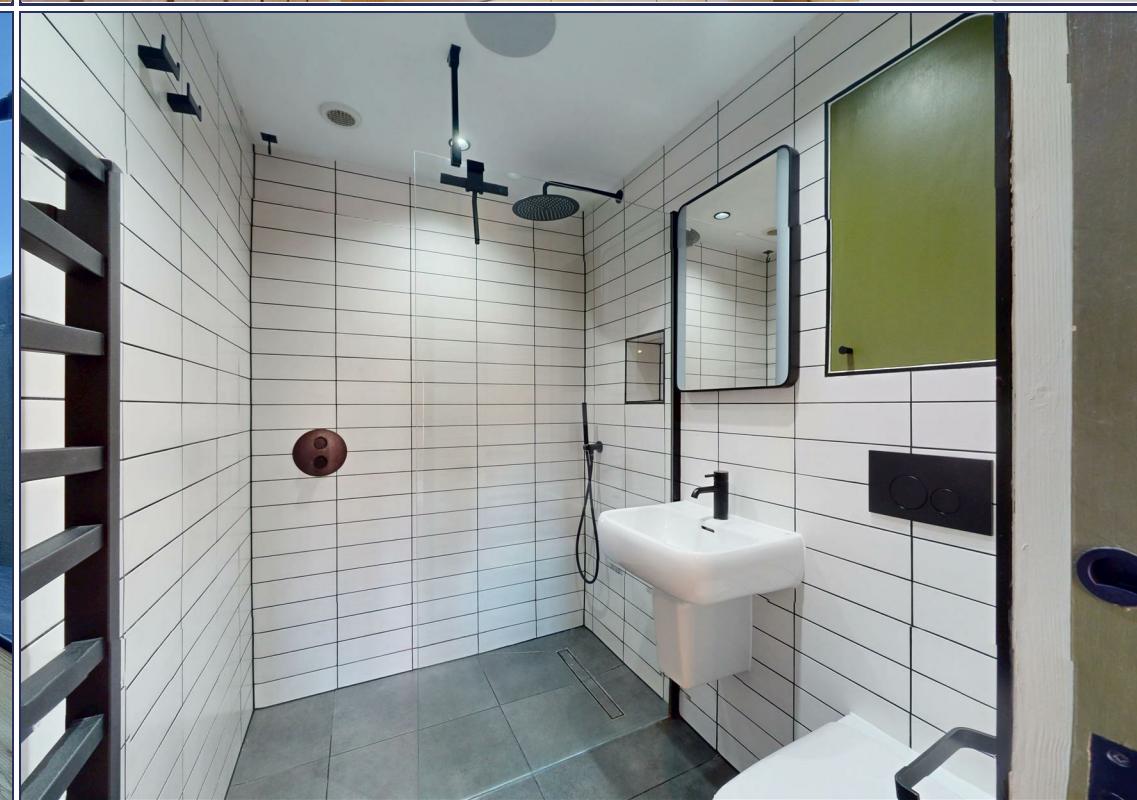
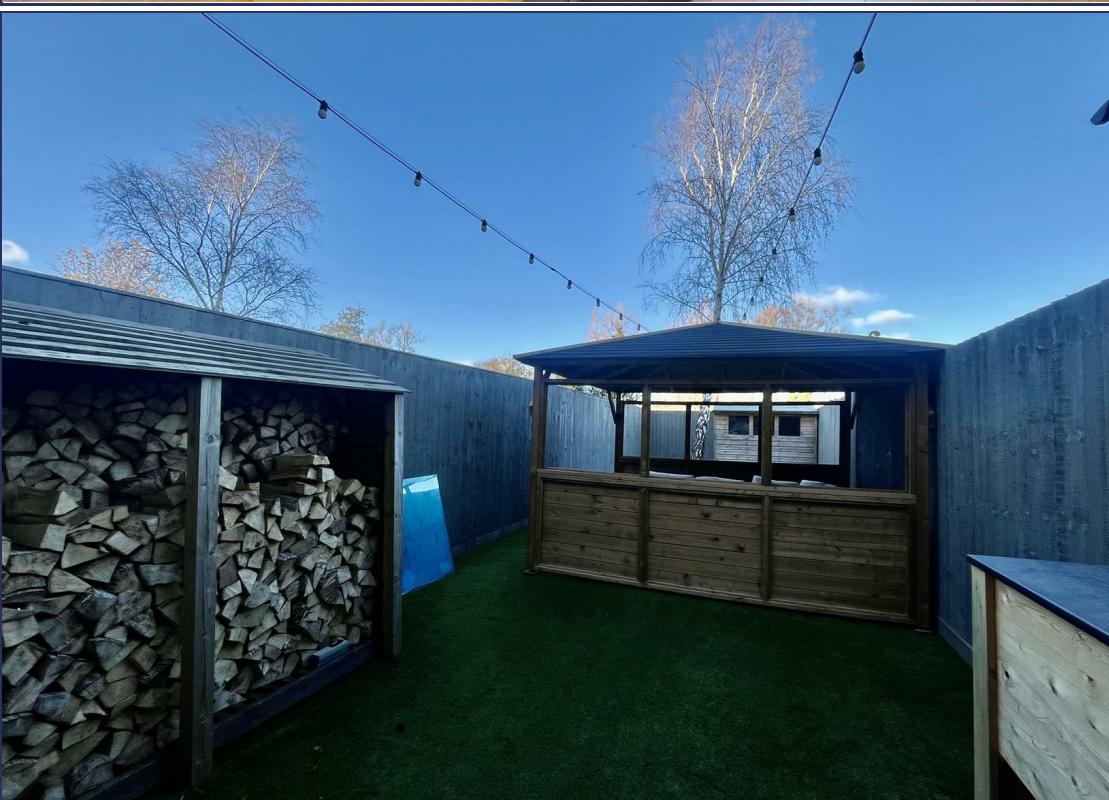
There are two bedrooms to the first floor with family bathroom and en suite bathroom to the master. There is a further bedroom to the third floor with en suite , plus a generous home office fittings.

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.

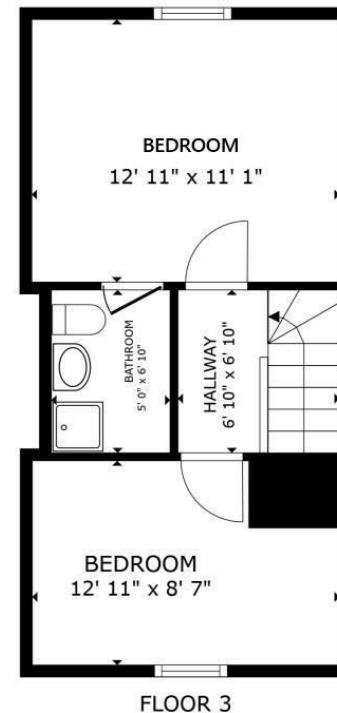
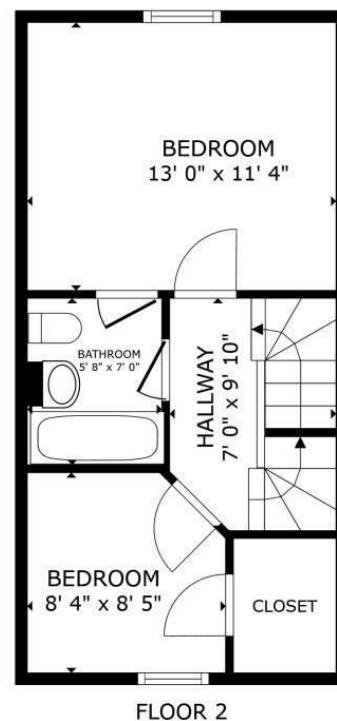
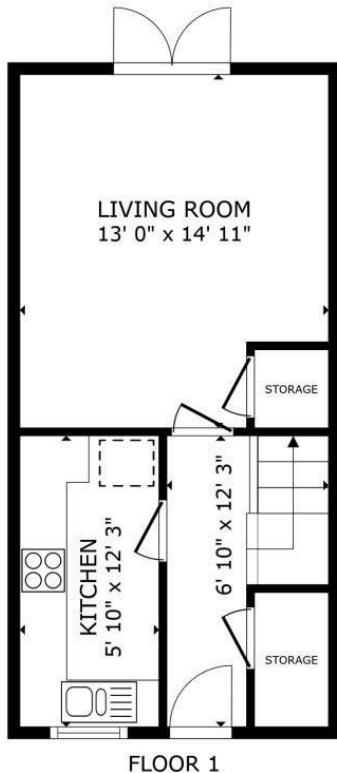
The property is available immediately and is being offered on a furnished basis for £1700 pcm. Deposit £1800. Council Tax Band F. EPC Rating C.











# 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<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		

