

TO LET
£1,400 Per Calendar Month
| FORREST ROAD | CARDIFF | CF5 1HQ



THE PROPERTY

Boasting charm and character is this excellent mid-terrace house placed in this enviable location just a stone's throw from Victoria Park. The open plan kitchen/diner takes centre stage boasting a shaker style kitchen and modern living space. There are two open reception rooms, three double bedrooms and a stylish four piece bathroom suite. Outside you'll find a tastefully presented easy maintenance garden along with a large purpose built storage shed offering rear lane access. Forrest Road is very popular thanks to its convenient location and excellent city centre public transport links. Canton/Victoria Park is well known for its large variety of cafés, shops and amenities along with some of Cardiff's acclaimed restaurants too. Available from July 2024. Un-furnished. Council Band D. EPC rating D.



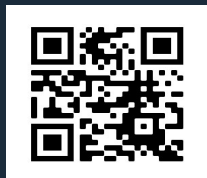
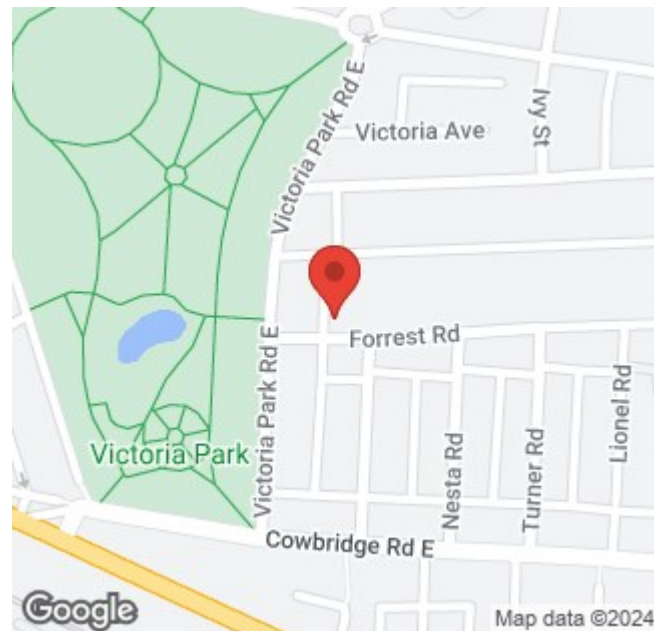
Entrance Porch
Entered via a double glazed pvc composite front door.

Hall
entered via a glazed door, radiator, stripped wooden flooring, ceiling arch details, coved ceiling, stairs to the first floor with understairs alcove, French doors leading to the sitting room.

Living Room
12'8 x 11'5 max
Double glazed window to the front, radiator, chimney breast with recess for fire, square arch to the sitting room.

Sitting Room
10'8 x 9'2
Coved ceiling, stripped wooden flooring, radiator, glazed door to kitchen, French doors to hallway.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.