



38 Page Drive, Cardiff, CF24 2TU

£1,600 Per Month

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Introduction to a Premier Property

Nestled in the sought-after area of Pengam Green, Cardiff, this executive three-bedroom detached house represents a unique blend of comfort and convenience. Available for rent at £1,600 pcm, it is perfectly suited for families or professionals seeking a prestigious residence.

Inviting Entrance and Communal Areas

As you step through the front door, the welcoming entrance hall sets a warm tone for the rest of the home. The ground floor boasts a spacious lounge and a separate dining room, ideal for hosting gatherings and formal meals. These areas are thoughtfully designed to facilitate comfortable living and effortless entertaining.

Gourmet Kitchen and Utility Room

The contemporary kitchen is a chef's delight, equipped with high-quality appliances and ample storage. Adjacent to the kitchen, the utility room adds functional space, perfect for keeping your home organised and tidy.

Comfort and Privacy in the Sleeping Quarters

Moving to the first floor, the master bedroom offers a sanctuary with its own en-suite shower room, providing privacy and luxury. The additional two double bedrooms are generously proportioned, sharing a well-appointed family bathroom. Each bedroom is designed to offer a peaceful retreat for relaxation and rest.

Designed for Convenience

A ground floor cloakroom provides added convenience, particularly useful when entertaining guests. This thoughtful addition ensures that comfort is never more than a few steps away.

Outdoor Spaces for Leisure and Enjoyment

The property includes beautifully landscaped front and rear gardens, creating serene environments for relaxation and outdoor activities. Whether you wish to unwind in solitude or entertain guests, these gardens offer the perfect setting.

Ample Parking and Security

A secure double driveway provides ample parking space, a commodity in high demand in urban areas. This feature not only adds convenience but also enhances the security of the property, offering peace of mind for residents and visitors alike.

Desirable Location

Pengam Green is renowned for its accessibility and family-friendly atmosphere. The area is well-connected by public transport, facilitating easy access to Cardiff city centre and surrounding regions. Local parks, schools, and shopping facilities are just a stone's throw away, enriching the living experience in this locality.

Energy Efficiency and Comfort

The house is equipped with UPVC double-glazed windows and gas central heating, ensuring it remains energy-efficient and comfortable regardless of the season. These features demonstrate the home's modern amenities and commitment to sustainability.

Ideal for Families and Professionals

This property is a perfect match for those who value privacy, comfort, and modern conveniences. Whether you are a family needing space or a professional looking for a tranquil setting to come home to, this property meets all your needs with elegance and ease.

Financial Terms and Affordability Criteria

Monthly Rent: £1,600.00.

Security Deposit: £1,700.00, safely registered with the Deposit Protection Service (DPS).

Holding Deposit: £367.81, calculated by dividing the monthly rent by 4.35.

Income Requirement: To qualify, tenants must demonstrate a combined annual income of at least £48,000, which is 30 times the monthly rent, ensuring affordability.

Entrance Hall

Lounge

10'9" x 14'6" (3.30m x 4.42m)

Dining Room

8'9" x 10'9" (2.68m x 3.28m)

Kitchen

10'5" x 12'3" (3.18m x 3.75m)

Utility Room

5'1" x 6'2" (1.56m x 1.89m)

Cloakroom

First Floor Landing

Bedroom One

11'2" x 11'3" (3.42m x 3.43m)

En-Suite Shower Room

Bedroom Two

10'7" x 10'11" (3.25m x 3.33m)

Bedroom Three

7'0" x 10'5" (2.15m x 3.20m)

Family Bathroom

6'6" x 8'0" (2.00m x 2.46m)

Front Garden

Rear Garden

Driveway

Garage

Not Included.

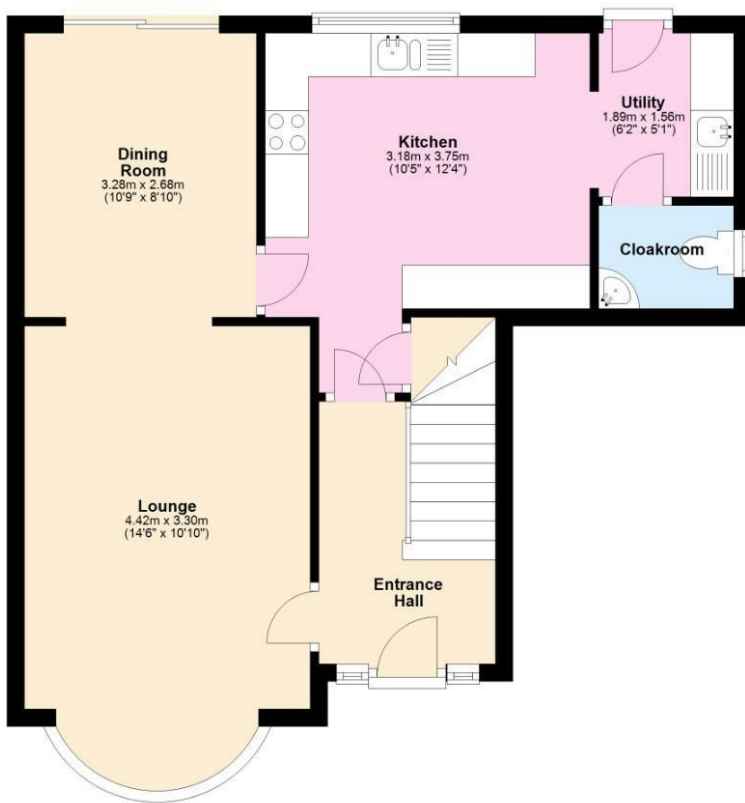
Council Tax

Band E.

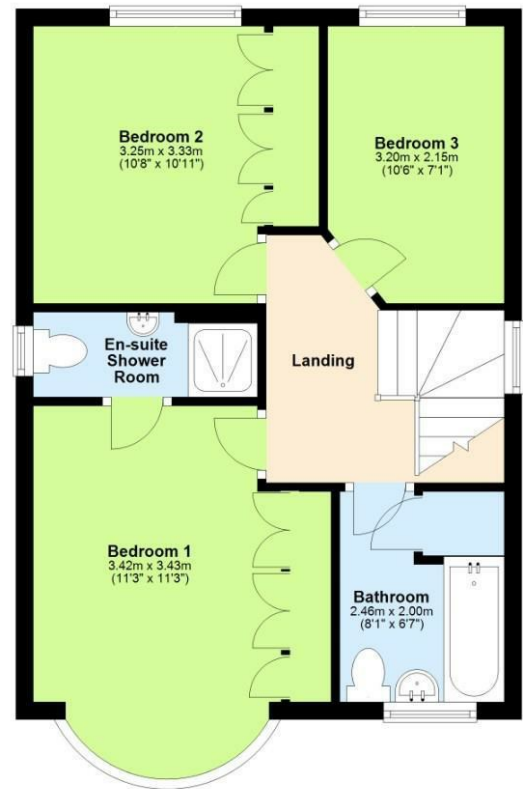




Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
83	66

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	G

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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