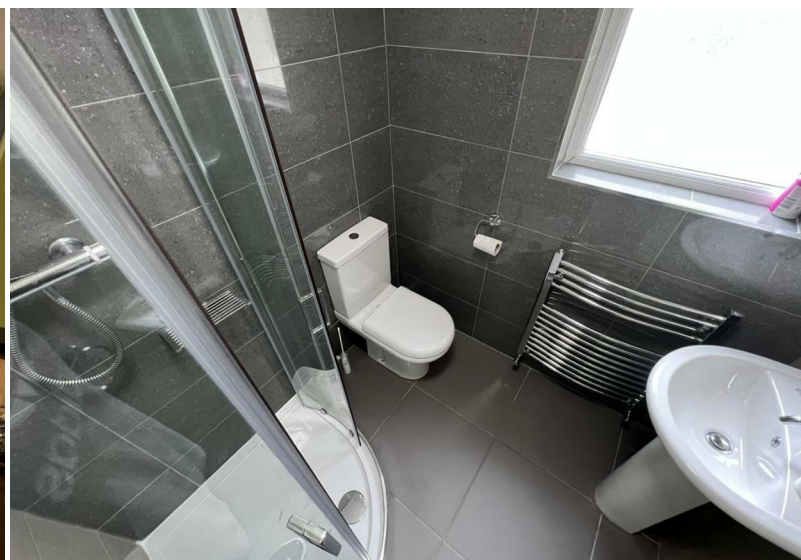




**46 Heathfield Road, Cardiff, CF14 3JY**

**£2,500 Per Month**

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# 46 Heathfield Road, Cardiff, CF14 3JY

## £2,500 Per Month



### Introduction

Welcome to this exceptionally well-presented five double bedroom terraced house situated in the highly sought-after area of Heath, Cardiff. Perfect for both professionals and students, this property offers a blend of comfort, convenience, and contemporary living.

### Spacious Accommodation

The property boasts five generously sized double bedrooms, providing ample space for relaxation and personalisation. Whether you're studying, working from home, or just unwinding, these rooms offer the perfect environment.

### Modern Living Spaces

The heart of the home is undoubtedly the open plan living room and kitchen. This area is designed for modern living, combining style and functionality. The kitchen is fully equipped with modern appliances, making it a joy to prepare meals, while the living area is perfect for socialising or enjoying a quiet night in.

### Outdoor Spaces

The rear garden offers a tranquil escape from the hustle and bustle of daily life. It's an ideal space for outdoor dining, gardening, or simply enjoying the fresh air. The front forecourt adds to the curb appeal and provides additional outdoor space.

### Energy Efficiency

The house is fitted with UPVC double glazed windows and gas central heating, ensuring energy efficiency and comfort throughout the year. These features not only help to keep energy bills low but also contribute to a cosy living environment.

### Fully Furnished

The property is fully furnished to a high standard, meaning you can move in with ease. Each room is thoughtfully furnished, providing everything you need to settle in and start enjoying your new home immediately.

### Availability

This fantastic house share will be available from the 19th of August 2024. It's the perfect time to secure your accommodation and plan your move.

### Ideal Location

Located in Heath, Cardiff, the property benefits from excellent transport links, making it easy to get around the city. The area is well-served by local amenities, including shops, cafes, and parks, ensuring that everything you need is within easy reach.

### Entrance Hall

### Living Room

9'0" x 14'3" max (2.76m x 4.35m max)

### Kitchen

9'6" x 9'7" max (2.90m x 2.94m max)

### Bedroom Five

10'7" x 12'10" max (3.25m x 3.93m max)

### Bedroom Four

9'0" x 16'5" max (2.75m x 5.02m max)

### Bathroom

5'7" x 6'4" max (1.72m x 1.94m max)

### First Floor Landing

### Bedroom One

12'0" x 14'1" max (3.68m x 4.30m max)

### Bedroom Two

8'10" x 12'0" max (2.71m x 3.68m max)

### Bedroom Three

9'2" x 9'6" max (2.81m x 2.91m max)

### Shower Room

5'6" x 5'6" max (1.70m x 1.70m max)

### Rear Garden

### Front Forecourt

### Bathrooms

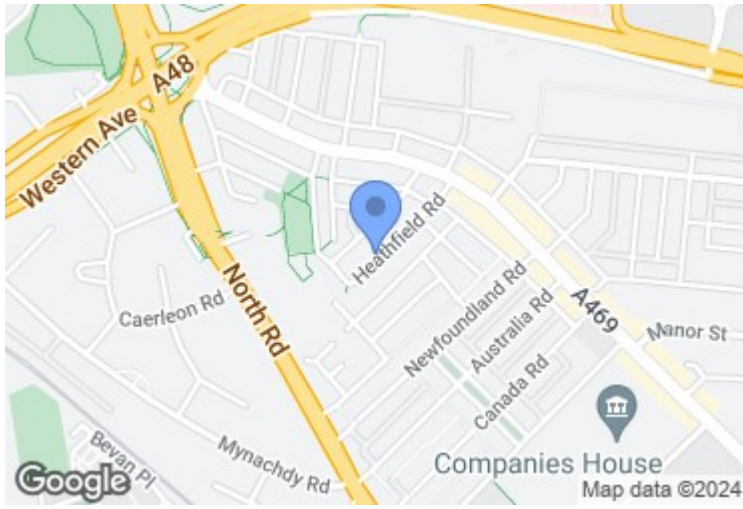
With a ground floor bathroom and a first floor shower room, the

property ensures convenience and privacy for all occupants. Both bathrooms are modern and well-maintained, featuring high-quality fixtures and fittings.

**Council Tax**  
Band E.







**Ground Floor**



**First Floor**



Energy Efficiency Rating	
Current	Potential
63	88

Very energy efficient - lower running costs

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

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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