

**4 Cambourne Avenue, Whitchurch
Cardiff
CF14 2AQ**

Entrance Hall

Lounge



First Floor Landing

Bedroom One



Bedroom Three



Front Garden

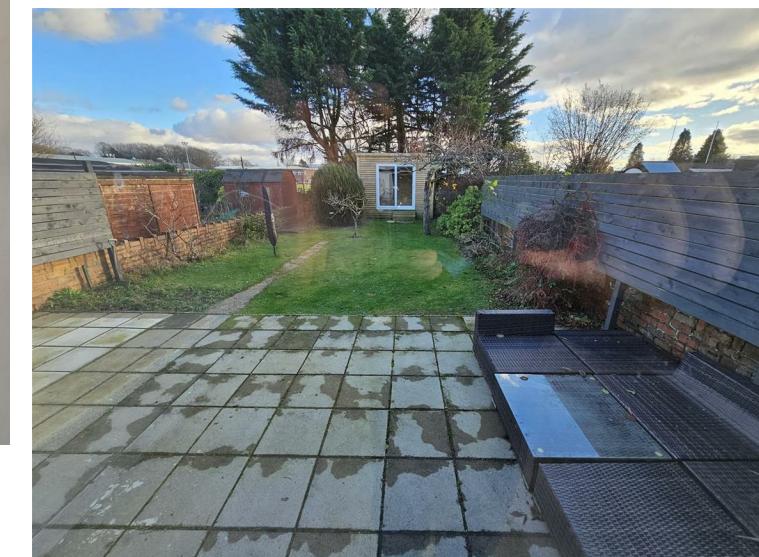
Garage

Rear Garden



Bedroom Four

Bathroom W.C.



Garden Office

VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Kitchen Dining Room



Bedroom Two

Utility Room

Shower Room W.C.

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	82	

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	63	



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Cardiff
CF5 1BL

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Fax: 029 2056 5761



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At This Sort After Residential Area Can Be Found This Much Improved Extended & Tastefully Presented Traditional Built Semi-Detached House In Superb Condition Throughout Offered For Professional Let. Accommodation Briefly Comprises Entrance Hall, Lounge, Stunning Spacious Fitted Kitchen Dining Room With Integrated Appliances & Bi Folding Doors, Utility Room, Ground Floor Shower Room W.C. Four Bedrooms & Family Bathroom W.C. Gardens To Front & Rear. Garden Office Off Road Parking & Garage For Small Car. Garden Office. Gas Central Heating. Upvc Windows. Unfurnished. Available Now. Council Tax Band E. Energy Rating D.