



SALES & LETTINGS  
— ANGELS —



## 270 Whitchurch Road

, Cardiff, CF14 3NE

**£555 Per Month**

REF: 19626752

ONLINE AND PHYSICAL VIEWINGS AVAILABLE

ONE ROOM TO RENT IN A SHARED HOUSE - PERFECT  
FOR PROFESSIONALS AND MATURE STUDENTS

DOUBLE GROUND FLOOR MIDDLE BEDROOM -  
AVAILABLE NOW - £555PCM - ALL BILLS INCLUDED FOR  
EXTRA £60 PCM ( NON-OPTIONAL.)

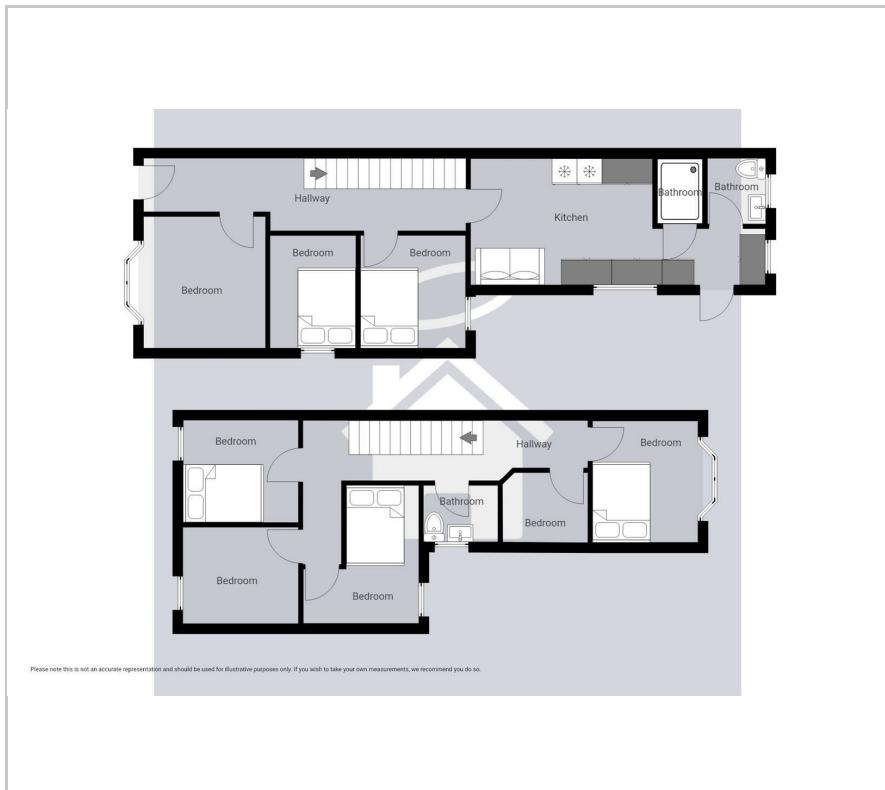
- Ground floor Room to rent in a shared house
- Suitable for professionals and mature students
- £555 PCM
- Bills included for extra £60 pcm!
- Prime location!
- Generous double bedrooms
- Open plan kitchen/living
- 2 bathrooms and separate shower room
- AVAILABLE NOW
- £715 deposit

### Viewing

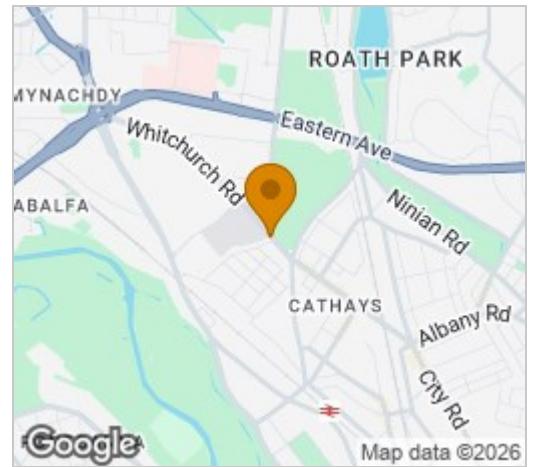
Please contact our Cathays Head Office Office on 02922331425 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                                 |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| Very energy efficient - lower running costs<br>(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 |



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 firms employment has the authority to make or give any representation or warranty in respect of the property.