







# 21, Soberton Avenue

Cardiff, CF14 3NJ

Watts & Morgan

# 21 Soberton Avenue

Cardiff CF14 3NJ

## £1,995 Per Calendar Month

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

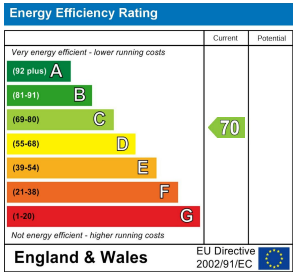
Watts & Morgan are pleased to bring to the rentals market this beautifully presented four-double-bedroom mid-terrace property in a superbly convenient Cardiff location, moments from the University Hospital of Wales and surrounded by everyday amenities. Step inside and you'll find a generous, light-filled lounge ideal for relaxing, a practical fitted kitchen for cooking, four comfortable double bedrooms, and two well-appointed shower rooms. Outside, a pleasant enclosed rear garden offers a private spot to unwind or entertain. The property is fully furnished throughout, with the added comfort of gas central heating and double glazing across every room — so it's warm, efficient, and ready to move into from day one. Viewing is highly recommended to appreciate everything this property has to offer and it is available immediately.

### Anti-Money Laundering (AML)

Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website

### Important Notice

These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice. All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.




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**Bridgend**
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

**Cowbridge**
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

**Penarth**
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

**London**
T 020 7467 5330
E london@wattsandmorgan.co.uk

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