



SALES & LETTINGS  
— ANGELS —



## 1 Wisley Place

Pontprennau, Cardiff, CF23 8RF

**£1,250 Per Calendar Month**

REF: 16947971

ONLINE AND PHYSICAL VIEWING AVAILABLE

2 BEDROOM SEMI-DETACHED HOUSE - 1 BATHROOM -  
AVAILABLE NOW - £1,250 PCM - BILLS EXCLUDED -  
UNFURNISHED



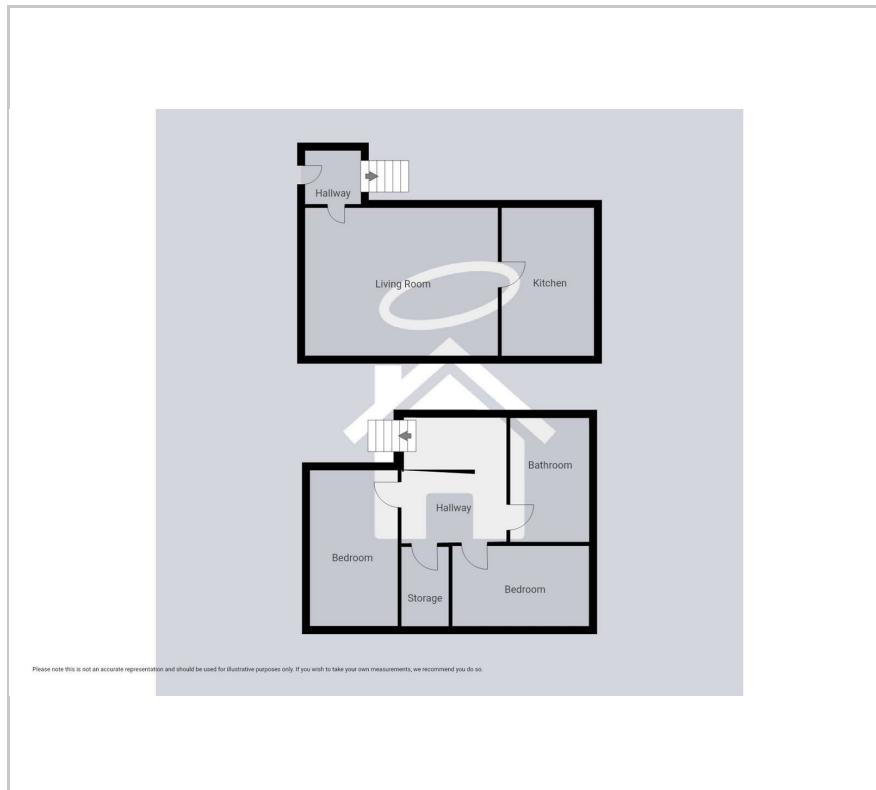
- 2 bedroom semi-detached home
- Off road parking for at least 2 cars
- 2 double bedrooms
- Modern bathroom with a huge walk in shower
- Large garden - patio and lawn
- Located in a quiet cul-de-sac
- Great links to the M4 - Cardiff Gate
- £1,250 PCM - bills are excluded
- Available to move into immediately
- Deposit is £1,350

### 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 (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		
EU Directive 2002/91/EC		
England & Wales		



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.