

TO LET

£1,700 pcm



5 Tintern Court, Tintern Street, Cardiff, South Glamorgan. CF5 1NL

- EXCELLENT LOCATION
- 3 DOUBLE BEDROOMS
- 3 ENSUITES
- DOWNSTAIRS W/C
- PATIO GARDEN
- FULLY FURNISHED



PROPERTY DESCRIPTION

Squarefoot are please to present this lovely modern townhouse in the bustling Canton area of Cardiff. The house is located just off the main road, which has a private feel although close to shops, has good links into the City Centre and is within easy distance of Culverhouse Cross, the A4232 & the A48.

The house briefly comprises of a large entrance hallway with access to a downstairs w/c and small utility area. The main living area is an open-plan L shaped kitchen/ dining/ living room with patio doors opening onto a small low-maintenance garden. To the 1st floor there are two double bedrooms, both with en-suite shower rooms. The 2nd floor is a large Master bedroom with an en-suite shower room. There is on street parking designated to the property and additional residential permits are available via the local authority. Available for occupation mid November .

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. We reserve the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the tenancy or failed to take reasonable steps to enter into the tenancy agreement.



ROOM DESCRIPTIONS

Entrance Hallway

Large entrance hallway with light oak laminate flooring and neutral walls. Stairs to 1st floor and access to downstairs w/c which includes space for washing machine and under-stairs storage.

Downstairs W/C

Toilet & small basin. Washing machine with shelving above & space under the stairs to store cleaning equipment.

Kitchen

Light wood effect cabinets with chrome handles and black & white tiled splashback. Integrated oven, gas hob, freestanding dishwasher and fridge freezer provided. Light oak laminate flooring and magnolia painted walls.

Lounge/ Diner

Light oak laminate flooring continued from kitchen and magnolia walls. Patio doors leading to paved garden. Sofa suite with 2 armchairs, TV stand & coffee table to Lounge area. Dining area with square dining table and 4 chairs.

Master Bedroom

Large attic bedroom with King-Size bed, 2 chests of drawers, half-size wardrobe & bedside drawers. Oatmeal carpet to flooring & magnolia walls. En-suite with black and white flooring, white toilet & white basin. Cream walls with brick effect shower surround.

Bedroom 2

Oatmeal carpet to floor & magnolia walls. Double bed, bedside cabinet, wardrobe, chest of drawers & desk. En-suite with large shower, toilet & basin. Grey flooring and white tiles to shower with black trim.

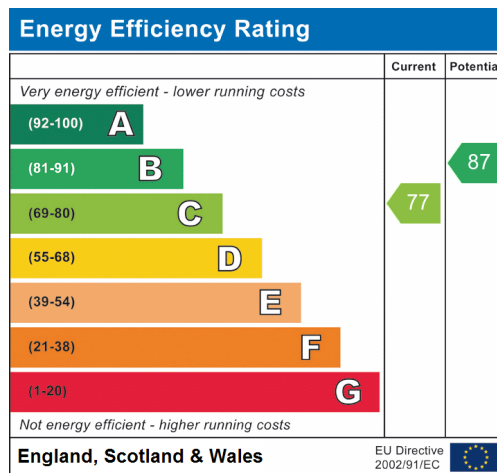
Bedroom 3

Oatmeal carpet to floor & magnolia walls. Double bed, chest of drawers, double wardrobe & additional single mirrored wardrobe. En-suite with large shower, mirrored cabinet, and white toilet & basin. Grey flooring & white tiled shower with black trim.

Garden

Small corner plot garden but plenty of room for garden furniture. Patioed area near the house and chippings to the lower end of the garden.





South Wales
 198, Cowbridge Road East, Cardiff, CF5 1GX
 02920 990088
 tara@squarefootagents.co.uk