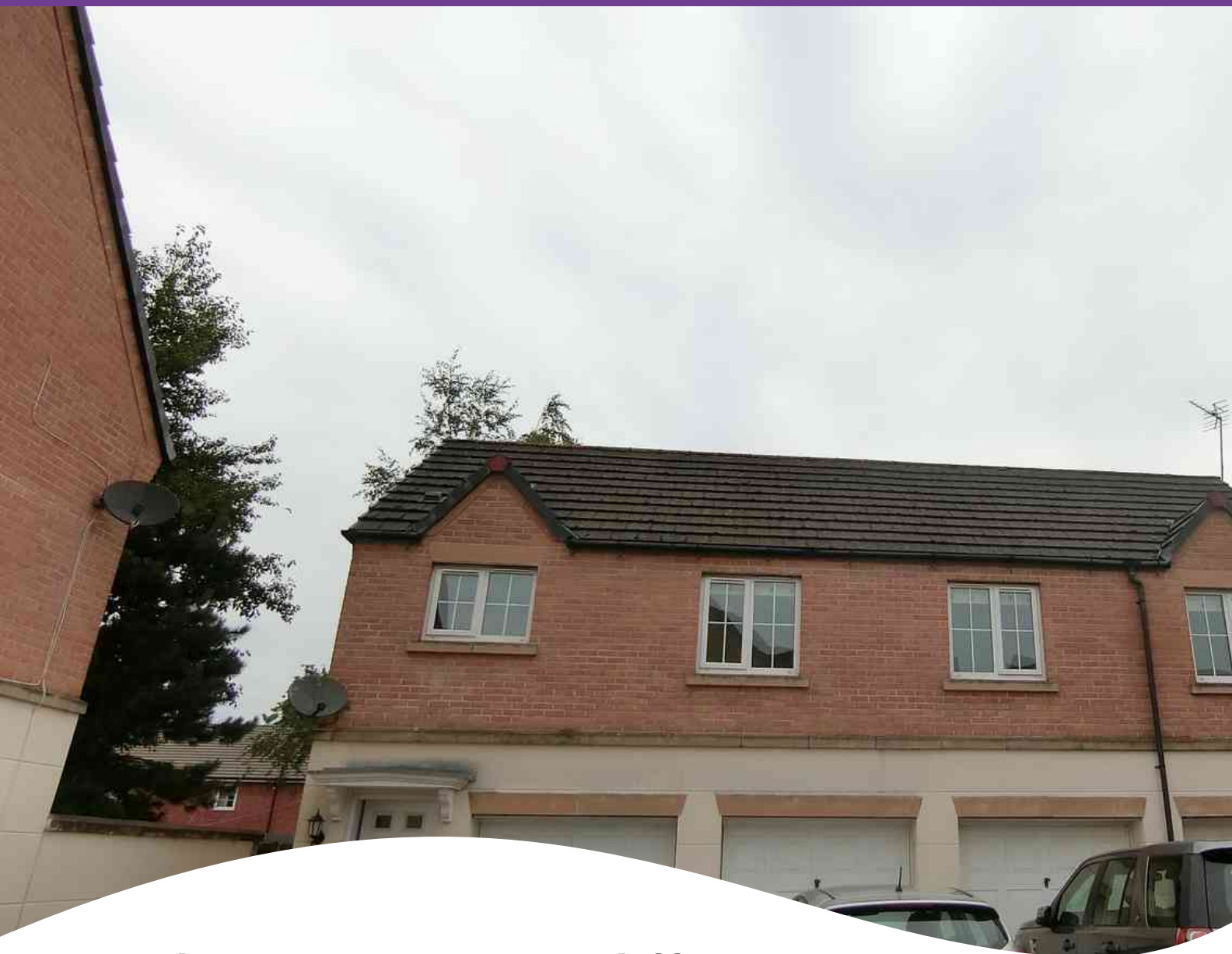


TO LET

£995 pcm



48 Phoenix Way, Cardiff. CF14 4PQ

- AVAILABLE IMMEDIATELY
- MODERN DETACHED COACH HOUSE
- TWO BEDROOMS
- TWO BATHROOMS
- PARKING SPACE
- GARAGE
- NEWLY DECORATED/CARPETED
- GREAT ACCESS TO A48 AND M4
- WALKABLE DISTANCE TO U.H.W.



PROPERTY DESCRIPTION

We are pleased to offer for rent this modern detached Coach House apartment which is close to local amenities, walkable distance to the University Hospital of Wales and has great access to the A48 and M4.

The property briefly comprises of an entrance hall with staircase to first floor, lounge/diner, kitchen, two double bedrooms, master with en suite and a further bathroom. There is also a garage with doorway to a communal outside area and off road parking to the front.

The property is available to view immediately.

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

FIRST FLOOR

LOUNGE/DINER

Newly decorated , with new carpets and storage cupboard, window to front and rear.Archway to kitchen area and corridor leading to bathroom and bedrooms

KITCHEN

Range of eye and base levels units with integrated oven/hob and extractor hood. Space for fridge freezer and washing machine . Window to front of property

BATHROOM

White bathroom suite, with shower over bath . Window to rear of property

BEDROOM

Newly decorated, new carpets , Built in wardrobe. Window to front.

BEDROOM

Newly decorated with new carpet.Double fitted wardrobe. Window to front
Ensuite off

ENSUITE

White suite with WC , basin , double shower cubicle. Window to rear

Ground Floor

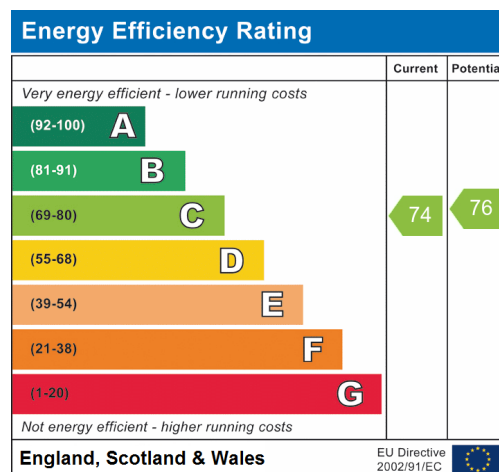
Entrance Hallway

Enter via main door into hallway, door to garage and stairs to first floor.

Garage

Single garage with power, up and over door to front and door to rear leading to communal area.





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