

Property Name:  
*Whinberry Way, Cardiff*

Price:  
*£1,150 Per Calendar Month*

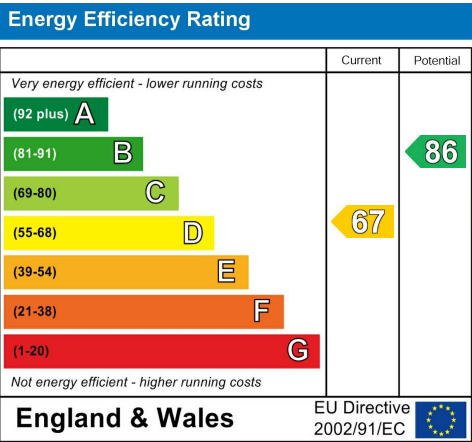
Qualifier:  
*Per Calendar Month*

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The Bullet Points

- Available now
  - Spacious reception room with downstairs storage
  - Private rear garden
  - Two double bedrooms
  - Outdoor storage by the porch
- Two off-street parking spaces
  - Open-plan kitchen/diner with French doors to garden
  - Bathroom with bath and shower
  - Built-in wardrobe in the main bedroom
  - Walking distance to schools

# The Main Text

Household Income to be considered for referencing: £34,500+

Located in the sought-after residential area of Whinberry Way, CF5 4QU, Cardiff, this well-presented two-bedroom mid-terrace property offers comfortable living, modern convenience, and a welcoming feel throughout. The location provides easy access to local schools, parks, and shopping centres, making it an ideal choice for couples, small families, or professionals.

The property boasts two off-street parking spaces and a convenient outdoor storage cupboard by the front porch – perfect for bikes, tools, or gardening equipment. Upon entering, you’re welcomed by an entrance porch that leads into a generously proportioned reception room, flooded with natural light and featuring a useful understairs storage cupboard.

At the rear, the open-plan kitchen and dining area offers ample cupboard space, room for your appliances, and French doors opening directly onto the garden—perfect for relaxing or entertaining. The private rear garden is a real highlight, featuring an overhanging apple tree that provides a charming touch (and free apples in season!).

Upstairs, a modern bathroom awaits, complete with a bath and overhead shower, offering a touch of luxury to your daily routine. The two generously sized double bedrooms provide ample space, with the main bedroom featuring built-in wardrobes above the stairs, maximising storage space.

This lovely home is ideal for couples, small families, or professionals and is available to rent immediately.

## Additional Information

Household Income to be considered for referencing: £34,500+

Rent: £1,150 Per Month

Deposit: £1,326 x5 Weeks

0% Deposit Option Available

Please note: Applicants must have no active CCJs or IVAs to meet referencing criteria.

Unfortunately, applications that do not meet these standards may result in an unsuccessful reference check and forfeiture of the holding deposit.

Type of home: Terrace House

EPC: D

Council tax band: C

Borough: Cardiff

## The Local Area

Whinberry Way is a serene residential street nestled in a highly sought-after area of Cardiff, CF5. It offers a tranquil community ambience while being in proximity to a diverse range of local shops, supermarkets, cafes, and leisure facilities. The Culverhouse Cross retail park, with its larger stores and dining options, is just a short drive away. Cardiff city centre, a hub for shopping, dining, and entertainment, is easily accessible, yet far enough to provide a more suburban, family-friendly environment.

## Transport Links

This property is strategically located for commuters and those travelling to and from Cardiff and beyond. Excellent road links via the A48 and A4232 provide swift access to the M4 motorway, connecting you to Newport, Bristol, and beyond. Regular bus services are within easy reach, and Waun-Gron Park railway station offers direct routes into Cardiff Central and other key destinations. Cardiff Airport is also just a short drive away, ensuring international travel is always within reach.

## Education

The area is a haven for families, with a variety of highly regarded schools within easy reach. Local primary schools such as Peterston-super-Ely Primary School and Pentreban Primary School provide a solid foundation for young learners. For secondary Education, families can choose from the well-respected Bishop of Llandaff Church in Wales High School and Radyr Comprehensive School. The area also boasts several nurseries and childcare facilities, as well as convenient access to Cardiff and Vale College and the University of Cardiff for higher Education.

# *The Photographs*

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



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