

Property Name:
Wyncliffe Gardens, Cardiff

Price:
£1,700 Per Calendar Month

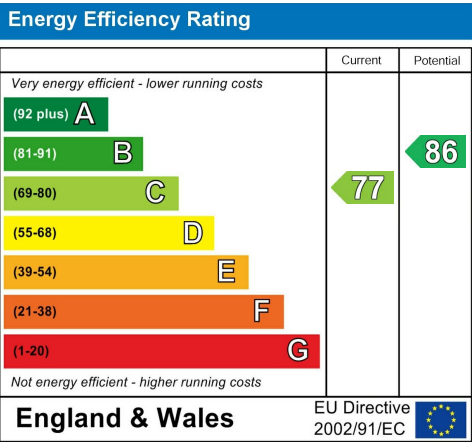
Qualifier:
Per Calendar Month

 **4**

 **2**

 **1**

 **C**



The Bullet Points

- Four Spacious Bedrooms
 - Off-Street Parking
 - Modern Kitchen
 - Cosy Living Room/Diner
 - Low-Maintenance Garden
- Semi-Detached Townhouse
 - Garage
 - Separate W/C
 - En-Suite Shower Room
 - Large Patio Area

The Main Text

Household Income to be considered for referencing: £51,000+

Welcome to Wyncliffe Gardens, a charming four-bedroom semi-detached townhouse nestled in a sought-after area of Cardiff. This delightful property offers off-street parking and a garage, providing convenience and ample storage space.

Upon entering the property, you are greeted by a welcoming hallway that sets the tone for the rest of the home. To the left, the modern kitchen boasts sleek white cupboards, elegant wooden worktops, and an integrated wine fridge. Perfect for culinary enthusiasts and entertainers alike. At the front of the property, you will find a convenient downstairs toilet, ideal for guests.

Towards the rear, the cosy living room/diner awaits. This inviting space features an electric fire, creating a warm and relaxing ambience. The patio doors lead directly into the garden, blending indoor and outdoor living. Additionally, a storage cupboard provides practical space for your everyday needs.

The first floor offers two spacious double bedrooms, one benefiting from an en-suite shower room. This en-suite is beautifully appointed with stunning matching tiles on the floors and walls, a fitted toilet, and a stylish bowl-style sink, providing luxury.

Ascending to the second floor, you will find two more generous double bedrooms. The family bathroom on this floor is equally impressive, featuring a tiled floor, shower, sink area, and a storage cupboard on the landing, ensuring ample storage throughout the home.

The spacious garden is designed for low-maintenance living. Its large patio area is perfect for outdoor dining and entertaining. Various plants adorn the garden, adding a touch of greenery and tranquillity to this urban retreat.

Additional Information
Household Income to be considered for referencing: £51,000+
Rental Amount: £1,700
Deposit: £1961 x5
0% Deposit Option Available

Type of home- Semi-Detached House
Tenure- Freehold
EPC Rating- C
Council tax band- E
Borough- Cardiff

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.

Availability Date: Available Early January

Local Area
The area around Wyncliffe Gardens, Cardiff, offers a vibrant and welcoming community atmosphere. Residents can enjoy recreational activities at nearby parks and green spaces, perfect for strolls and outdoor relaxation. The area boasts an array of local shops, cafes, and restaurants, providing a delightful mix of dining and shopping options. Several fitness centres and sports facilities are nearby for those who enjoy staying active. Additionally, the neighbourhood is known for its friendly residents and a strong sense of community, making it an ideal place to call home.

Schools
The area surrounding Wyncliffe Gardens, Cardiff, is well-served by many highly regarded schools, making it an ideal location for families. These schools are known for their strong academic performance and comprehensive extracurricular programs, catering to various interests and talents. Parents can choose from various educational institutions, including primary and secondary options, all conveniently from the property. The emphasis on quality education and the availability of supportive learning environments contribute to the appeal of this family-friendly neighbourhood.

Local Transport
Wyncliffe Gardens, Cardiff, boasts excellent local transport links, ensuring convenient connectivity for residents. The area is well-served by frequent bus services, providing easy access to Cardiff city centre and surrounding neighbourhoods. Nearby train stations offer reliable rail connections for local and national travel, making commuting and exploring the broader region straightforward. Additionally, the proximity to major road networks facilitates quick and efficient journeys by car. Whether relying on public transport or driving, residents of Wyncliffe Gardens can enjoy seamless travel options that enhance the overall accessibility and appeal of the area.

Material information property report
You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

Please get in touch with us directly if you'd like a link or PDF sent to you.

NTSELAT Approved

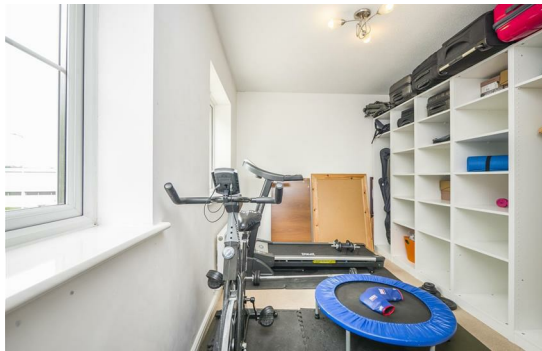
The Photographs

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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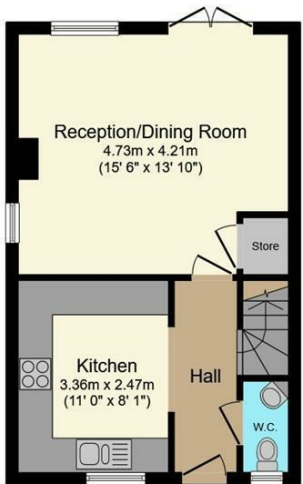
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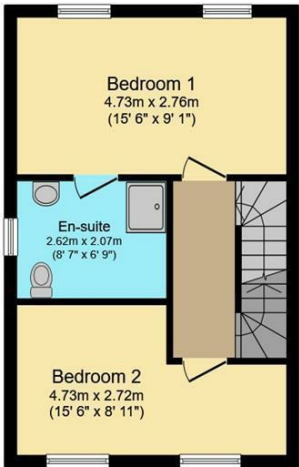


The Floorplan

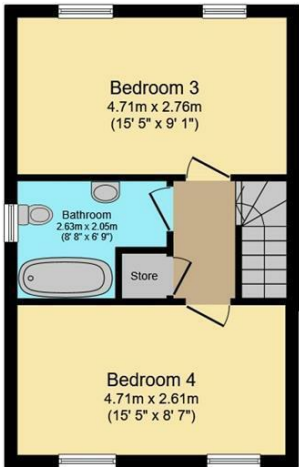
The Map



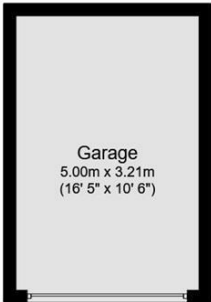
Ground Floor
Floor area 36.3 m² (391 sq.ft.)



First Floor
Floor area 36.3 m² (390 sq.ft.)



Second Floor
Floor area 36.2 m² (390 sq.ft.)



Garage
Floor area 15.4 m² (166 sq.ft.)

TOTAL: 124.2 m² (1,337 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

