



**Ffordd Nowell**  
Penylan, Cardiff, CF23 9FB

**Rental £1,400 Monthly**  
**4 Bedroom Semi Detached House**  
**Available 15 April 2024**



- \* Unfurnished
- \* Council Tax Band F
- \* Double Glazing
- \* Gas Central Heating

- \* Unfurnished property
- \* On Main Bus Routes
- \* Garage
- \* Modern Kitchen

- \* Local Shops in Walking Distance
- \* Easy Access to M4
- \* En Suite

## Situation

Well presented modern townhouse comprising open plan kitchen, spacious lounge, ground floor W.C. First floor bathroom, two double bedrooms. Second floor master bedroom with en suite shower. Fourth bedroom. garden to rear allowing access to a single garage.

## Directions

## Further Information

The deposit required is £1,600

## Accommodation

All measurements are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- 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		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
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