

Call us on 02920 026213 or email us on [viewings@move2here.co.uk](mailto:viewings@move2here.co.uk) to arrange a viewing of your next home



**TO LET**

**College Road, Whitchurch, Cardiff, CF14 2NW**

4 Bedrooms | 2 Reception Room | Rear Garden | Great Location

Viewing Recommended | Ideal Family Home | Quiet Cul-de-Sac | Great school Catchment

IMMACULATLY PRESENTED | Available NOW | BILLS EXCLUDED - UNFURNISHED



**£1,600 per Calendar Month - Unfurnished**

# College Road, Whitchurch, Cardiff, CF14 2NW



## Elegant 4 Bedroom Family Home in Whitchurch, Cardiff

Discover this spacious family living space in this exquisite 4-bedroom residence nestled in the sought-after locale of Whitchurch. Offered by Move2here, this stunning property provides an ideal blend of charm, space, and comfort. Available for immediate occupancy at £1600 per calendar month (excluding bills).

### Key Features:

#### Spacious Open-Plan Layout:

Step into a sprawling open-plan kitchen and living area, boasting ample space for culinary delights and cozy gatherings. The kitchen, adorned with a breakfast bar and space for two stylish bar stools, offers a perfect setting for casual dining and socialising with friends and family.

#### •Inviting Living Spaces:

Adjacent to the entrance hall, you will find a generous dining room, with ample space for a dining table and chairs, seamlessly connecting indoor and outdoor living through patio doors leading to the rear garden.

Retreat to a spacious living room, featuring plush grey carpets, a quaint fireplace, and expansive windows offering tranquil garden views over the side and front of the property. Bask in the warmth of natural light streaming through the large bay window and stain glass window in the living room, creating an inviting ambiance for relaxation and entertainment. —a perfect space for unwinding with the family.

#### •Outdoor Oasis:

Step outside to a sprawling garden retreat, providing ample space for outdoor recreation and leisure. Access the single garage, equipped with electricity and an electric rolling garage door, offering convenience and security for your vehicles and storage needs.

#### •Four Bedrooms:

Ascend to the first floor, where four bedrooms await to accommodate your family's needs. The master bedroom boasts built-in wardrobes, while the remaining bedrooms offer versatility as additional sleeping quarters, home offices or playrooms.

#### •Family-Friendly Amenities:

Enjoy the convenience of a large family bathroom, complete with a bath and overhead shower, wash basin and toilet—a haven for relaxation and rejuvenation after a long day.

#### Additional Details:

- Unfurnished property, ONLY gas cooker provided, plumbing
- Beautiful high ceilings and fireplaces exude timeless elegance and character throughout the home.

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• Convenient access to local amenities, schools, and transport links, ensuring a seamless blend of comfort and convenience.

Don't miss the opportunity to make this family home your own—schedule a viewing today to find your new home in the heart of Whitchurch.

Rent: £1600

Deposit: £1600

EPC rating: D

Council tax band: E

Pets will be accepted for this property with additional bond.

## Location:

This property is in a desired location of Whitchurch and is located just a stones throw away from Whitchurch Village with all the amenities you need with bars, restaurants, coffee shops etc. The property also had great travel routes being located just minutes away from the A470 or Junction 32 on the M4, plus easy access to Cardiff city centre.



## Outside

**Front** - Pathway through small courtyard area from the road to the front entrance.

**Rear Garden** - The uPVC glazed door from the kitchen, lead to the rear garden. The stretches across the house providing the ideal location for a for some 'al fresco dining' and those summer barbecues.

**Garage** - Single garage with roller shutter door and electric, with access to the rear garden.



## School Catchment

Primary - Whitchurch Primary (English).  
Ysgol Gymraeg Melin Gruffydd (Welsh)

Secondary - Whitchurch High School (English)  
Ysgol Gyfun Gymraeg Glantaf (Welsh)



## Contract Holder Referencing

All applicants will undergo Let Alliance Tenant and Landlord Services referencing. This will include a soft credit check, affordability checks and previous landlord references.

\*Please note that Zero hour contracts are not accepted as guaranteed income



# College Road, Whitchurch, Cardiff, CF14 2NW



## Membership Numbers

Rent Smart Wales Property registration number

Rent Smart Wales Landlord registration number #LR-75016-17052

Client Money Protection CMP008972

Agent Property Ombudsman T02263

No indoor smokers or large pets (small parts considered - additional bond required) in this property.

## Floorplan



Move2here Limited have not tested any apparatus, equipment, fitting or service and therefore cannot confirm that they are in working order. Any prospective buyer is advised to obtain verification from their solicitor/surveyor. These particulars do not constitute any part of an offer of contract. No responsibility is accepted as to the correctness of such statements and these particulars. All negotiations are to be conducted through move2here limited. Please note that nothing in these particulars is intended to indicate that any carpets, curtains, furnishings or fittings, electrical or otherwise or any other fixtures not expressly included from part of the property offered for sale. In order to assist our buyers we offer a confidential independent mortgage advisor service without obligation or charge. Our mortgage specialist are available at any time see you at your convenience at your existing home.

In order to protect our vendors and also to provide them with as much information as we possible can, every offer that is made to move2here limited is subject to qualification. Mortgages are not available to people under the age of 18 and all mortgages are subject to status and valuation. Remember any lender will require a charge on the property.