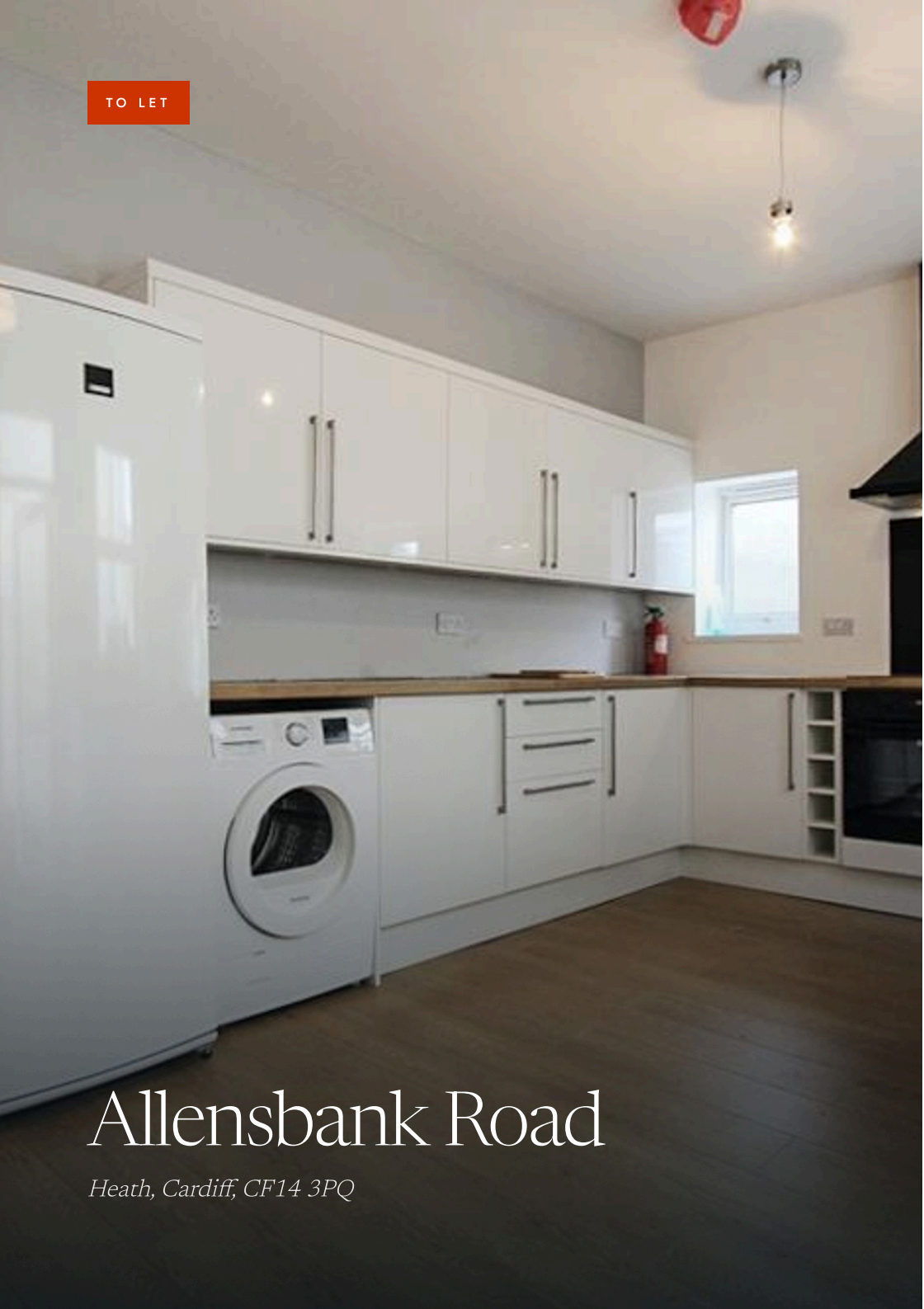


TO LET

Allensbank Road

Heath, Cardiff, CF14 3PQ

HEATH, CARDIFF

Allensbank Road

Heath, Cardiff, CF14 3PQ

MONTHLY RENT

£2,900

5 BEDROOMS

2 BATHROOMS

1 RECEPTION











THE PROPERTY

We are delighted to have been given the instruction to market this exceptional rental opportunity on Allensbank Road, Heath - just a 3 minute walk from the Heath Hospital and recently refurbished the property is delivered to a superb standard. Ready for occupation in July 2025 the property has a newly fitted Howdens kitchen including washing machine, tumble dryer, dishwasher and large fridge and separate freezer. The property also has two handsome bathroom suites and five genuinely good-sized double bedrooms. The landlord has provided a new plasma screen TV and top-quality furniture throughout, making this a rare and excellent opportunity for any tenant hoping to be within walking distance of the Heath Hospital, the Heath amenities on Whitchurch Road and excellent bus links into Cardiff City Centre. To the rear of the property is a large patio garden. The property further benefits from gas central heating, double glazing throughout and Virgin Media access.

AVAILABLE 01/07/2025 EPC RATING of D A holding fee of £50 per person will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

KEY FEATURES

5 BEDROOMS

CLOSE TO UHW











Stunning 5 bedroom house that's literally a 3 minute walk from UHW!



JON HOOPER-NASH

LETTINGS DIRECTOR FOR SOUTH WALES · STUDENT LETTINGS

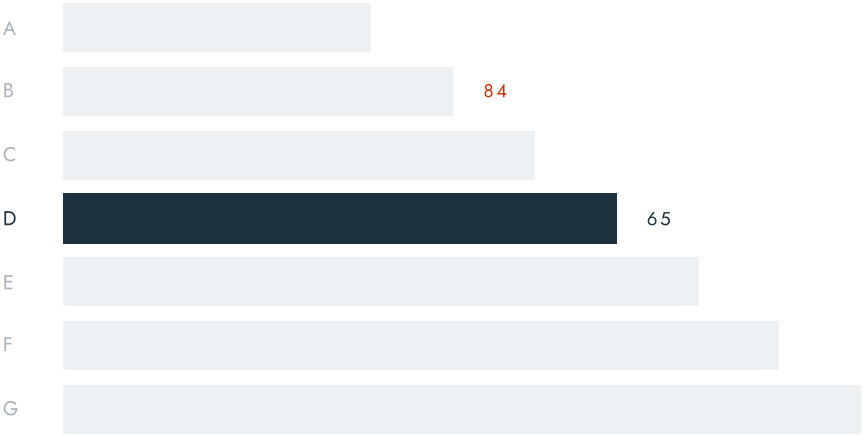


Not to scale. Measurements are approximate and for illustration only.

ENERGY & MATERIAL INFORMATION

Energy efficiency

Currently band D, with the potential to reach band B.



Rating 65 · potential 84. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	STUDENT PROPERTY
FURNISHED	FURNISHED
AVAILABLE FROM	1 JULY 2027
EPC RATING	65 · POTENTIAL 84

COME AND SEE IT

Arrange a viewing

Our Student Lettings team can arrange a private viewing, usually within days – call 029 2049 9680.



Jon Hooper-Nash

LETTINGS DIRECTOR FOR SOUTH WALES

STUDENT LETTINGS BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

SCAN TO SEE WHAT'S NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Council tax band is as advised by the landlord. A holding deposit, a security deposit and other permitted payments may apply; the current schedule is published at jeffreyross.co.uk/docs/lettings-fees.pdf. Client money protection: Client Money Protect, membership CMP001425. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk

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CARDIFF VALE CAERPHILLY BRISTOL

SCAN TO SEE WHAT'S
NEAR YOU