



- Available immediately • Five double bedrooms • Immaculately presented • Furnished
- Great location • Rent £2000 pcm • Deposit £3000 • EPC - D

MOGINIE JAMES

33 Atlas Road, Canton, Cardiff, CF5 1PH

Rental **£2,000 pcm**



To Let - this immaculately presented, modern and furnished 5 bedroom house on Atlas Road in Canton.

The house is located in a great area offering easy access into Canton, Leckwith Retail Park and Cardiff City Centre.

The house comprises:

Entrance / hallway.

Large lounge.

Large kitchen.

Five double bedrooms.

Two bath/shower rooms.

Rear courtyard.

On street parking with residential parking permit.

No pets.

The house is not suitable for shares.

Council tax band D - annual gross fee £1541.

Energy Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Call our Pontcanna Office
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IMPORTANT INFORMATION: For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by you and your advisors. The contents of this publication are copyright of Moginie James LTD. Moginie James LTD Registered in England and Wales No. 4791190