



- £1000
- 3 parking space
- Non managed
- White goods provided
- Available early September

MOGINIE JAMES

76 Oakwood Avenue, Penylan, Cardiff, South Glamorgan, CF23 9HB

Rental **£1,000 pcm**



Available early September 2019 is a stunning family home on the sought after Oakwood Avenue. This is a 3 bedroom semi detached house with 2 double bedrooms, 1 single and a driveway fit for 3 cars to the front. To the rear is an enclosed garden with summer house which offers great storage away from the main property. On the ground floor there are two open plan reception rooms with French door access to the rear garden, off the living space is the extended kitchen which will have white goods provided. There is also a ground floor toilet and the garage has been converted into an extra space which would be perfect for an office or a play room. The upstairs consists of two double bedrooms with built in wardrobes, a single bedroom (currently study) and full family bathroom. This house is available from early September 2019 for £1000 pcm. Suits families and professionals, non

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	85
(69-80)	C	70
(55-68)	D	
(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 Roath Office
 029 2048 4898
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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