



- Three storey house
- Five bedrooms
- Two bathrooms
- Downstairs toilet
- Off road parking
- EPC

Rating- C

# MOGINIE JAMES

Highview, Highfield Road, Heath, Cardiff, CF14 3RE

Rental **£1,200 pcm**



**\*\* NO AGENCY FEES \*\* \*NOW AT A REDUCED PRICE!\***

A desirable three storey property offering flexible living accommodation, situated in a much sought after area. The accommodation comprises of an entrance hall, bedroom two/reception room, wc, bedroom three/reception room and utility room with access to rear garden. The first floor has a spacious 'L' -shaped living room and a fully fitted kitchen/dining room. The master bedroom with en suite is situated on the second floor with views over the surrounding hills, two more bedrooms and a family bathroom. To the front of the property, there is off road parking and a private low maintenance garden to the rear. 6/12 months tenancies only. EPC rating: C. Non managed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>86</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Call our Roath Office  
**029 2048 4898**  
[roath@moginiejames.co.uk](mailto:roath@moginiejames.co.uk)

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