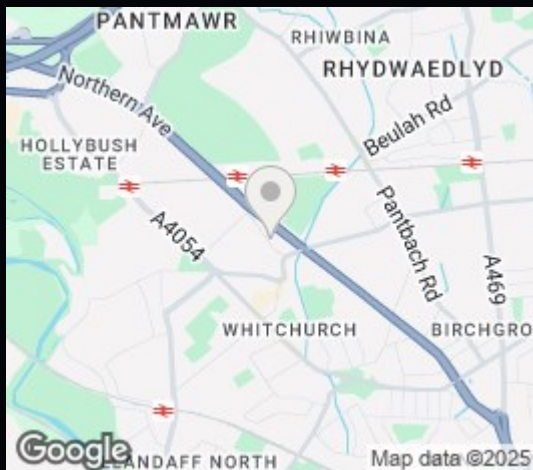


44, Heol Y Forlan,  
Whitchurch,  
Cardiff,  
CF14 1BA

3 Bed House - Terraced  
£1,350 Per Calendar  
Month





A much improved traditional three bedroom mid terrace property on this popular residential road within a short walk of Whitchurch village. Recently decorated throughout and with a shower room and bathroom, this family home enjoys good room sizes as well as an enclosed rear garden with lane access. Unfurnished with kitchen appliances inc dishwasher. Utility room. On road parking. Gas central heating. Excellent central location for north Cardiff amenities and access routes. Council Tax band E. EPC rating D. Available on initial twelve month term from May 2025.



3



2



2



D

£1,350 Per Calendar Month

CONTACT

EMAIL

lettings@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 96.6 sq. metres (1039.4 sq. feet)