



## Ilton Road, Penylan, Cardiff, CF23 5DU

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3 Bed • 2 Bath • EPC D

**£2,000 pcm**

# ILTON ROAD, PENYLAN, CARDIFF, CF23 5DU

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*Discover this SPACIOUS 3 BED home in desirable Penylan for £2,000 pcm! Enjoy a MODERN kitchen, a LARGE family garden, and proximity to parks and transport links. Perfect for families seeking a CONVENIENT location with access to excellent schools. Don't miss out!*

# STEP INSIDE

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This beautifully presented 3-bedroom house in the sought-after area of Penylan offers the perfect blend of modern living and family comfort. Priced at £2,000 pcm, the property features a spacious family garden, ideal for outdoor activities and entertaining. The modern kitchen is designed for both style and functionality, making it a delightful space to prepare meals.

Located within walking distance to local parks, this home is perfect for families who enjoy an active lifestyle. Penylan is known for its strong community spirit and excellent transport links, providing easy access to Cardiff city centre and beyond. Families will appreciate the proximity to highly regarded schools, ensuring a bright future for children of all ages.

This residence is not just a house, but a spacious family home that offers comfort and convenience. With an EPC rating of D, you can enjoy modern living while being mindful of energy efficiency. Experience all that Penylan has to offer – a vibrant neighborhood that is as welcoming as your new home.







## Property Details

Property Type: **House**

Bedrooms: **3**

Bathrooms: **2**

Floor Area: **1,313 sq ft**

EPC Rating: **D**

## Energy Performance

Current Rating

**D**

Potential Rating

**B**

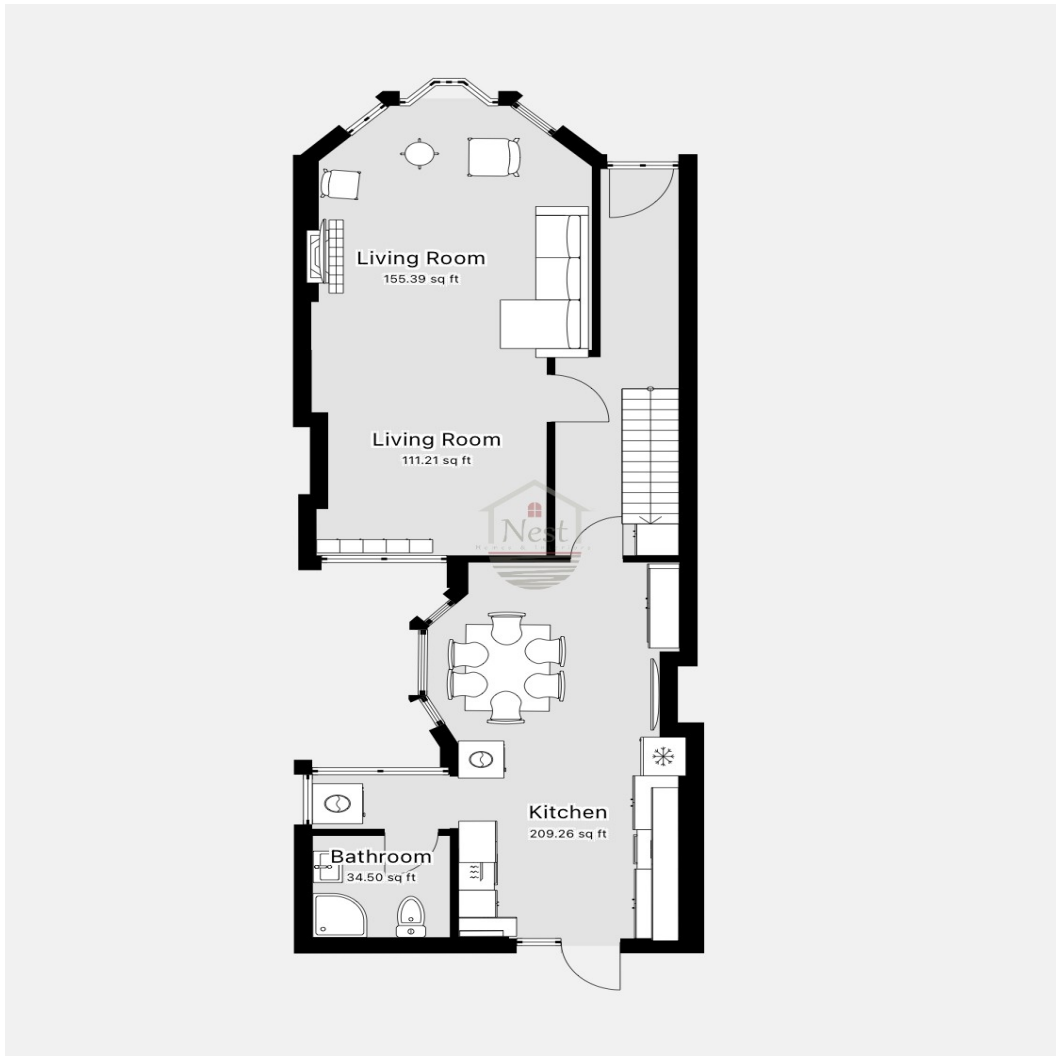
## Key Features

- Spacious Family Garden
- Convenient Location
- Walking Distance to Parks
- EPC Rating D
- Modern Kitchen
- Spacious Family Home
- Good Transport Links

# Floor Plans



Ilton Road, Penylan, Cardiff, CF23 5DU



*Floor plan is for illustrative purposes only. Not to scale.*

## Property Specifications

Total Floor Area: **1,313 sq ft**      Habitable Rooms: **5**

Built Form: **Mid-Terrace**      Construction: **England and Wales: before 1900**

# First Floor



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# Your Renting Journey

We guide you through every step of the process



1

## Arrange a Viewing

Book a viewing at your convenience. We offer in-person and virtual options.

2

## Apply to Rent

Complete our application form and provide references for quick processing.

3

## Referencing

We conduct credit checks, employment verification and landlord references.

4

## Sign Agreement

Review and sign your tenancy agreement. We explain all terms clearly.

5

## Pay Deposit & Rent

Pay security deposit and first month's rent. Deposit protected by scheme.

6

## Move In!

Collect your keys, receive inventory, and enjoy your new home!

Ready to take the next step?

# ARRANGE A VIEWING

Contact our team to book your private viewing:

**Tel: 07304 006532**

**Email: [admin@nest-homes.co.uk](mailto:admin@nest-homes.co.uk)**



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