



**SALES & LETTINGS**  
— ANGELS —



## 3 Soberton Avenue

Heath, Cardiff, CF14 3NJ

**£1,195 Per Calendar Month**

REF: 16960005

ONLINE AND PHYSICAL VIEWINGS AVAILABLE

2 BEDROOM FIRST FLOOR FLAT - 1 BATH - £1,195 PCM -  
AVAILABLE 2ND JULY 2026 - BILLS EXCLUDED - FULLY  
FURNISHED -LARGE LIVING AREA

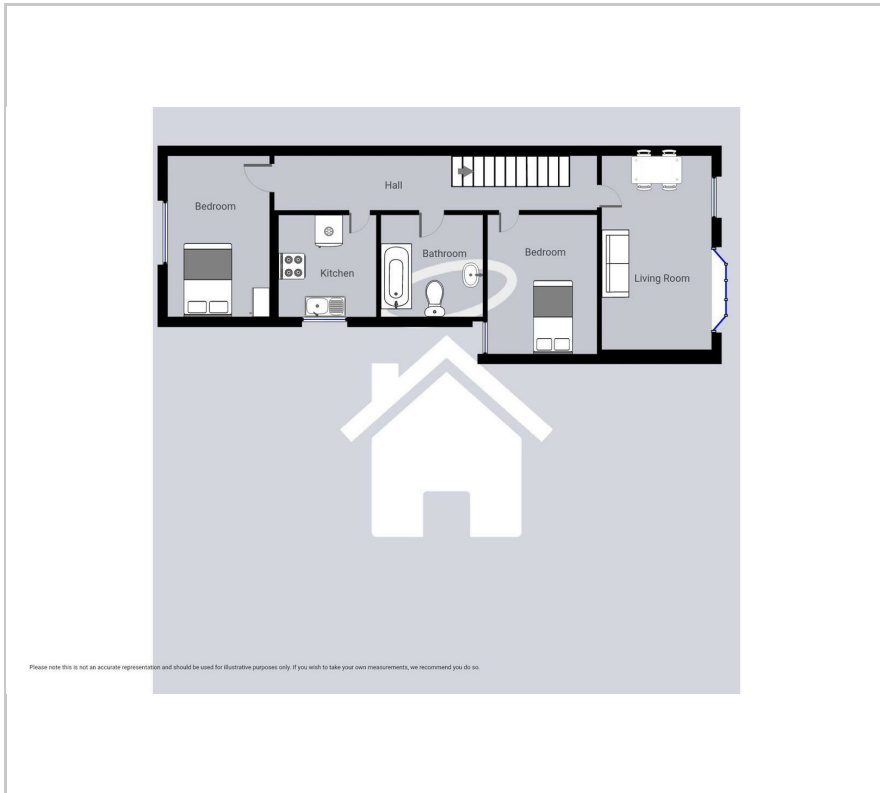
- 2 Bedroom First Floor Flat
- £1,195pcm
- AVAILABLE NOW
- Bills Excluded
- FULLY FURNISHED
- LARGE LIVING AREA
- EQUAL SIZE LOCATIONS
- LOCATED ON WHITCHURCH ROAD
- PLENTY OF SHOPS/CAFES CLOSE BY
- 1 BATHROOM

Viewing

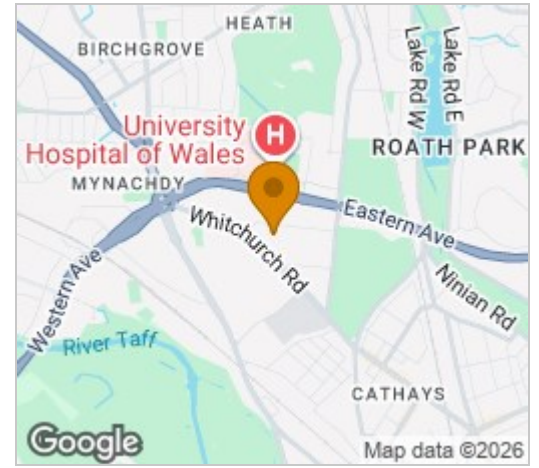
Please contact our Cathays Head Office Office on 02922331425 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

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



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