

TO LET

Kincraig Street

Roath, Cardiff, CF24 3HW

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MONTHLY RENT

£4,307

7 BEDROOMS

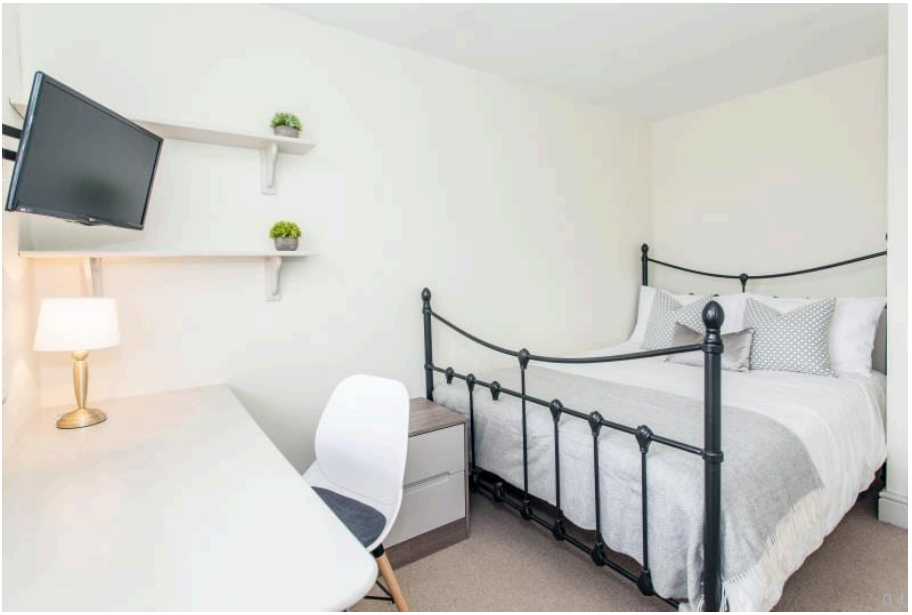
2 BATHROOMS

1 RECEPTION











THE PROPERTY

JeffreyRoss are delighted to partner with StudentCribs and to offer some lovely househare options in Cathays and Roath! This fantastic 7 bedroom Student Crib is perfect for a large group of friends looking to live together in their final years of University in Cardiff. This extremely spacious student house is spread over three floors and comes fully furnished. The kitchen is fully equipped with modern appliances including a dishwasher and a washing machine and the lounge comes with extremely comfy sofas and a flat screen television, perfect for relaxing with friends and catching up as a house.Each of the 7 double bedrooms also comes fully furnished, ready for you to move in. Each of the bedrooms comes with a double bed, desk and chair and plenty of storage and wardrobe space for all your belongings. The house also comes with 2 bedrooms and has its own garden.

Located just 15 minutes from Cardiff city centre, filled with shops, restaurants, pubs, bars and clubs, you'll never be short of things to do. There are also local supermarkets and shops close by the Kincraig Street. Cardiff University is located just a 10 minute walk away and Cardiff Met is just a 10 minute bus ride away, meaning you'll never be late for lectures again! EPC RATING of C A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

KEY FEATURES

7 BEDROOMS

LOVELY CONDITION!











Fab 7-bedroom house - be the King of Kincraig!



JON HOOPER-NASH
LETTINGS DIRECTOR FOR SOUTH WALES · STUDENT LETTINGS



FLOORPLAN

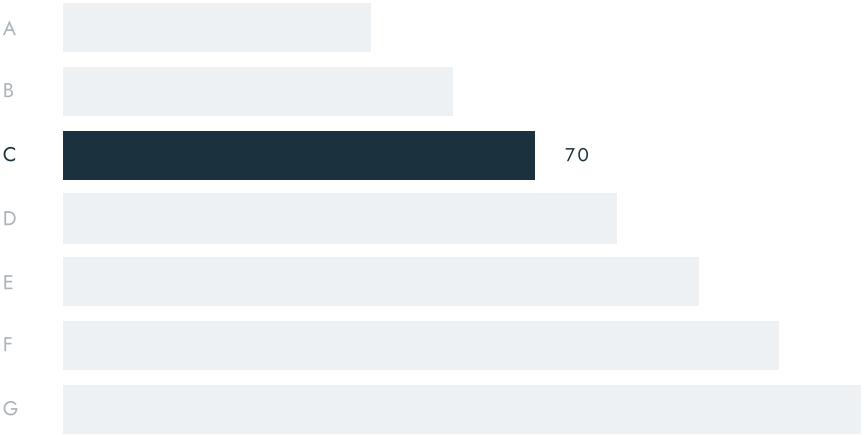


Not to scale. Measurements are approximate and for illustration only.

ENERGY & MATERIAL INFORMATION

Energy efficiency

Currently band C, with the potential to reach band C.



Rating 70 · potential 71. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	STUDENT PROPERTY
FURNISHED	FURNISHED
AVAILABLE FROM	1 JULY 2027
EPC RATING	70 · POTENTIAL 71

COME AND SEE IT

Arrange a viewing

Our Student Lettings team can arrange a private viewing, usually within days – call 029 2049 9680.



Jon Hooper-Nash

LETTINGS DIRECTOR FOR SOUTH WALES

STUDENT LETTINGS BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

SCAN TO SEE WHAT'S NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Council tax band is as advised by the landlord. A holding deposit, a security deposit and other permitted payments may apply; the current schedule is published at jeffreyross.co.uk/docs/lettings-fees.pdf. Client money protection: Client Money Protect, membership CMP001425. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk

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CARDIFF VALE CAERPHILLY BRISTOL

SCAN TO SEE WHAT'S
NEAR YOU