

TO LET

Inverness Place

Roath, Cardiff, CF24 4SA

ROATH, CARDIFF

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Roath, Cardiff, CF24 4SA

MONTHLY RENT

£3,484

6 BEDROOMS

2 BATHROOMS

1 RECEPTION











THE PROPERTY

£134 pppw inc TV License, Water and Internet, 52 week contract starting 01/07/2026. JeffreyRoss are delighted to partner with StudentCribs! This amazing 6 bedroom Crib would make the perfect location for a large group of friends looking to live together in their final years of University. The open plan living and kitchen area is perfect for communal living, meaning you can catch up with your house over a meal, or relaxing in the lounge or at the breakfast bar. Each of the 6 bedrooms comes fully furnished with a double bed, desk and chair so you can study at home and plenty of wardrobe and storage space for all your belongings. Inverness Place is a very sought after street to live on amongst students because of its great location. Situated just a 15 minute walk from the city centre, and surrounded by the local Cathays shops and restaurants such as Albany's bar, Dominos and the Co-op, you'll never be short of things to do.

Cardiff University is located just a 10 minute walk away and Cardiff Metropolitan is accessible on the Cardiff Met Metro Rider Link in under 15 minutes. The Cardiff bus links are regular and reliable and Cathays train station is also just a short walk away, making travelling in and out of Cardiff extremely easy.

EPC RATING of D 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

DISHWASHER

BILLS INCLUDED

DESKS IN EACH BEDROOM











Superb 6 bedroom house in Roath!



JON HOOPER-NASH

LETTINGS DIRECTOR FOR SOUTH WALES · STUDENT LETTINGS

r

n TV



Dryer

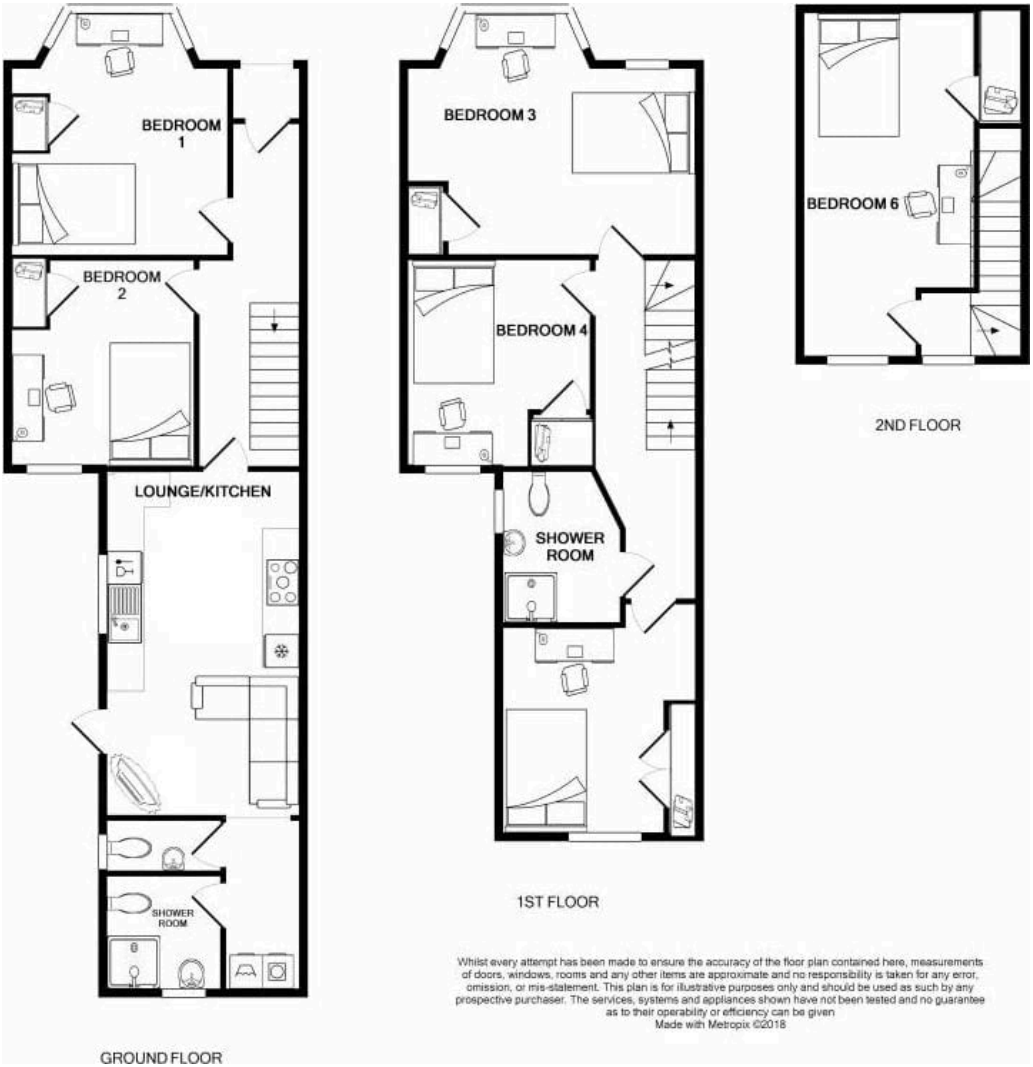


Bedroom TV's



Breakfast Bar

FLOORPLAN

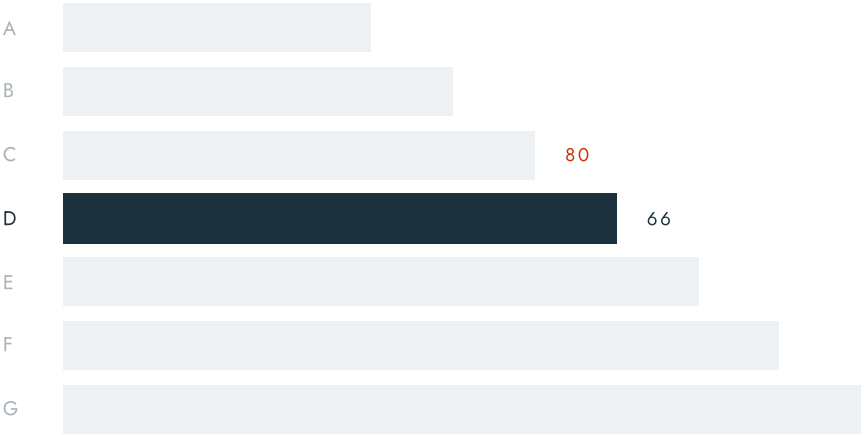


Not to scale. Measurements are approximate and for illustration only.

ENERGY & MATERIAL INFORMATION

Energy efficiency

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



Rating 66 · potential 80. 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	66 · POTENTIAL 80

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