

TO LET

Arabella Street

Cardiff, CF24 4SY

CARDIFF

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MONTHLY RENT

£2,100

4 BEDROOMS

1 BATHROOM

1 RECEPTION









THE PROPERTY

Jeffrey Ross are pleased to market this well presented and fully furnished four bedroom HMO house in the centre of Roath on Arabella Street. Ideally located within walking distance to the amenities of both Albany Road and Crwys Road and a further 5 minutes from Roath Park. The property briefly comprises of entrance hallway, ground floor double bedroom with bay fronted windows, cosy living room, long kitchen with appliances included, ground floor bathroom with bath and shower overhead. The first floor then further comprises of three double bedrooms with the largest of the four being at the front of the property with bay fronted windows. The property is available fully furnished and further benefits from Gas Central Heating and a well presented west-facing garden with patio and lawn.

BILLS INCLUSIVE PACKAGE AVAILABLE.

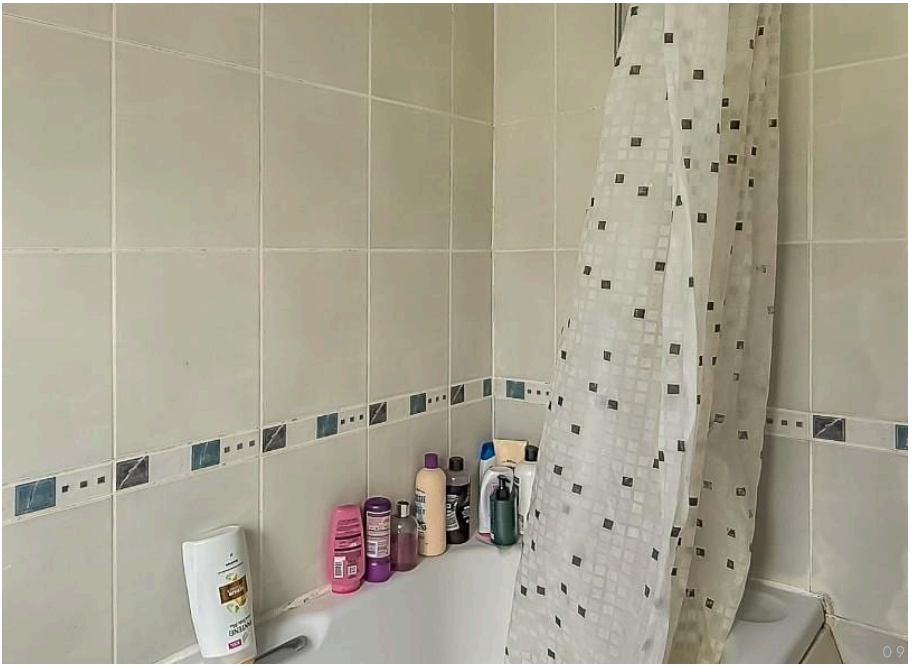
EPC Rating: C A holding fee of £50 per person will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided 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.















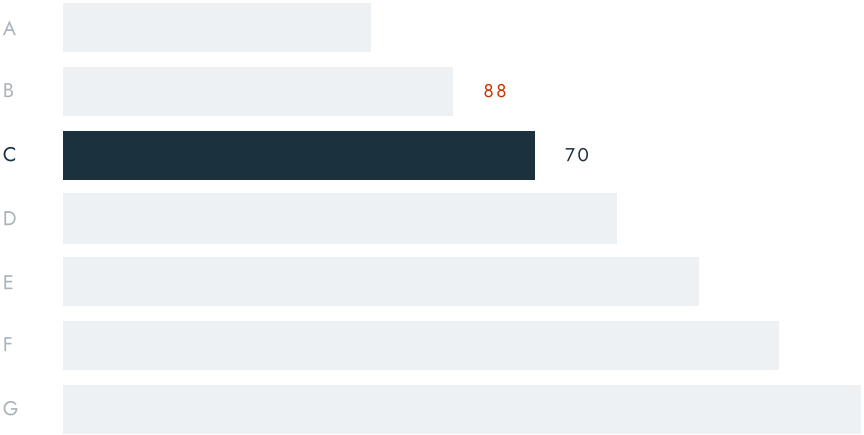


Not to scale. Measurements are approximate and for illustration only.

ENERGY & MATERIAL INFORMATION

Energy efficiency

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



Rating 70 · potential 88. 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 88

COME AND SEE IT

Arrange a viewing

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



Rhys Carter

LETTINGS VALUER / NEGOTIATOR
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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SCAN TO SEE WHAT'S
NEAR YOU