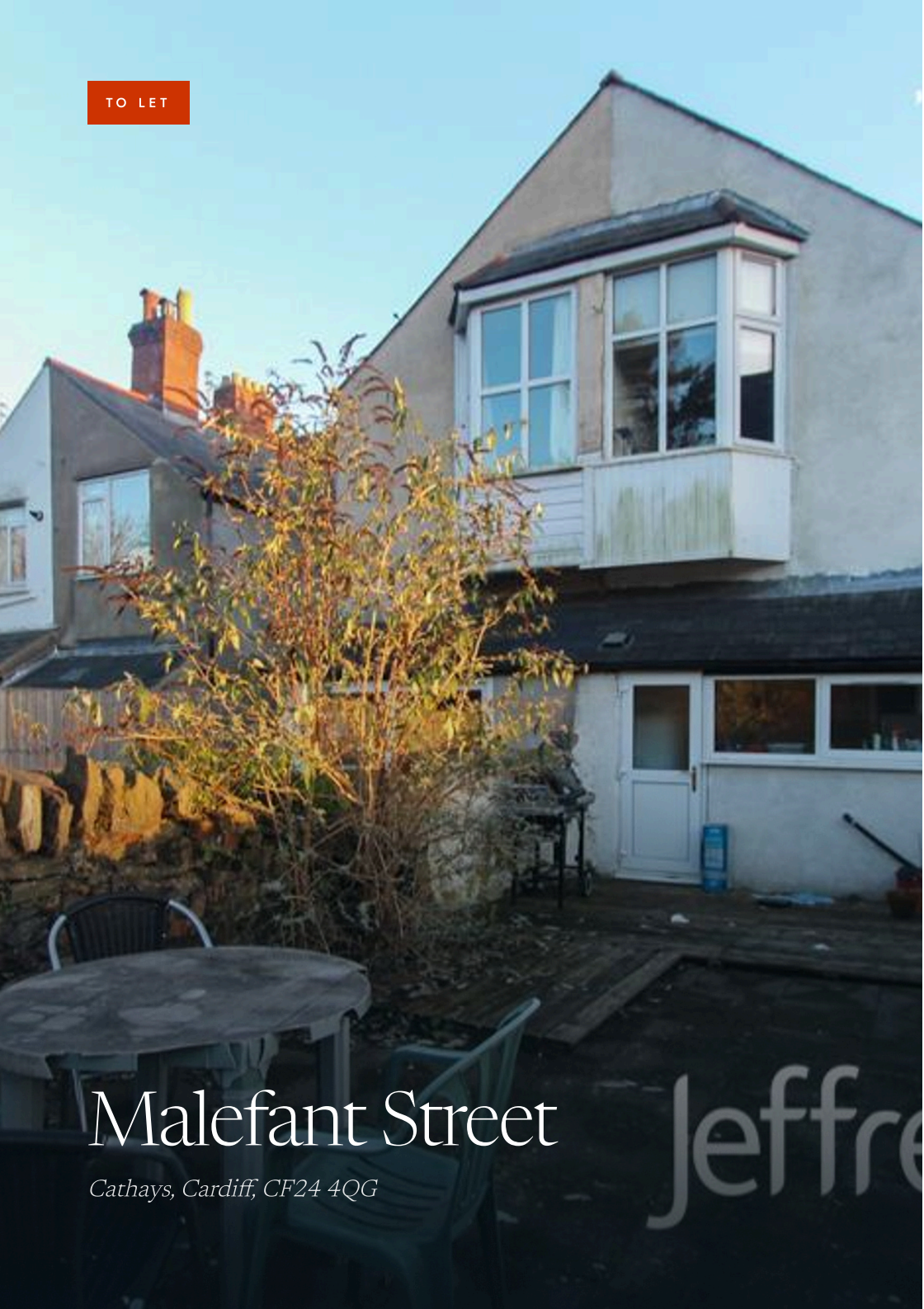


TO LET

Malefant Street

Cathays, Cardiff, CF24 4QG

CATHAYS, CARDIFF

Malefant Street

Cathays, Cardiff, CF24 4QG

MONTHLY RENT

£3,246

6 BEDROOMS

2 BATHROOMS

1 RECEPTION

1,255 SQ FT











THE PROPERTY

A quite unique opportunity to acquire a genuine, 6 double bedroom house on Malefant Street in Cathays. Thoughtfully designed and laid-out, this large mid-terraced house is located at the Roath Park end of the street so ideally positioned for the Heath Hospital and Cardiff Met Cyncoed Campus – but still just a 15 minute walk to Cardiff Uni Main Campus. The property boasts modern-fitted kitchen, large lounge and two stylish bathroom suites. All 6 bedrooms are large enough to easily cater a double bed, ample storage and study area. A cracking student house! EPC rating of D 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.

KEY FEATURES

6 HUGE BEDROOMS

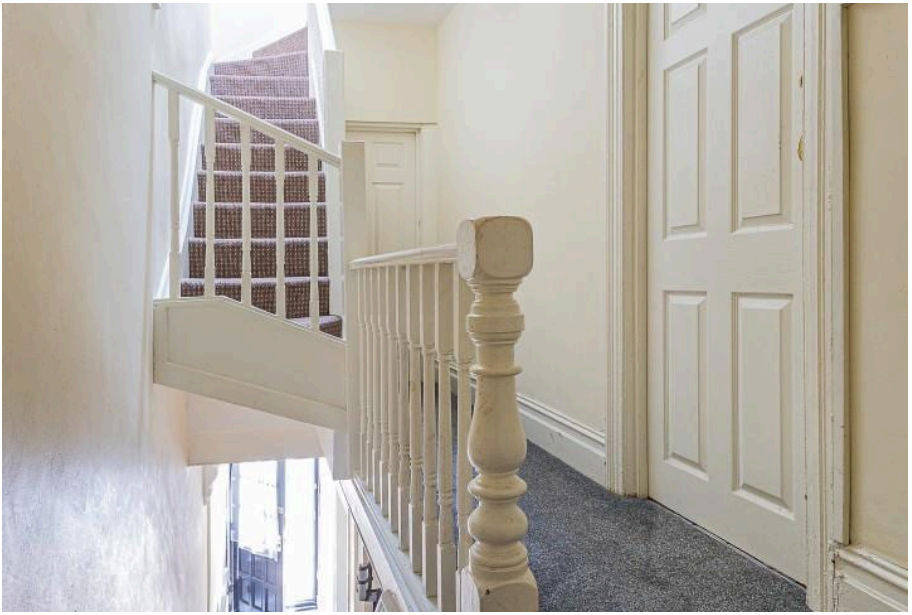
2 BATHROOMS

SMART FURNITURE






Vaillant





Spot the small bedroom in this one - they're all brilliant!

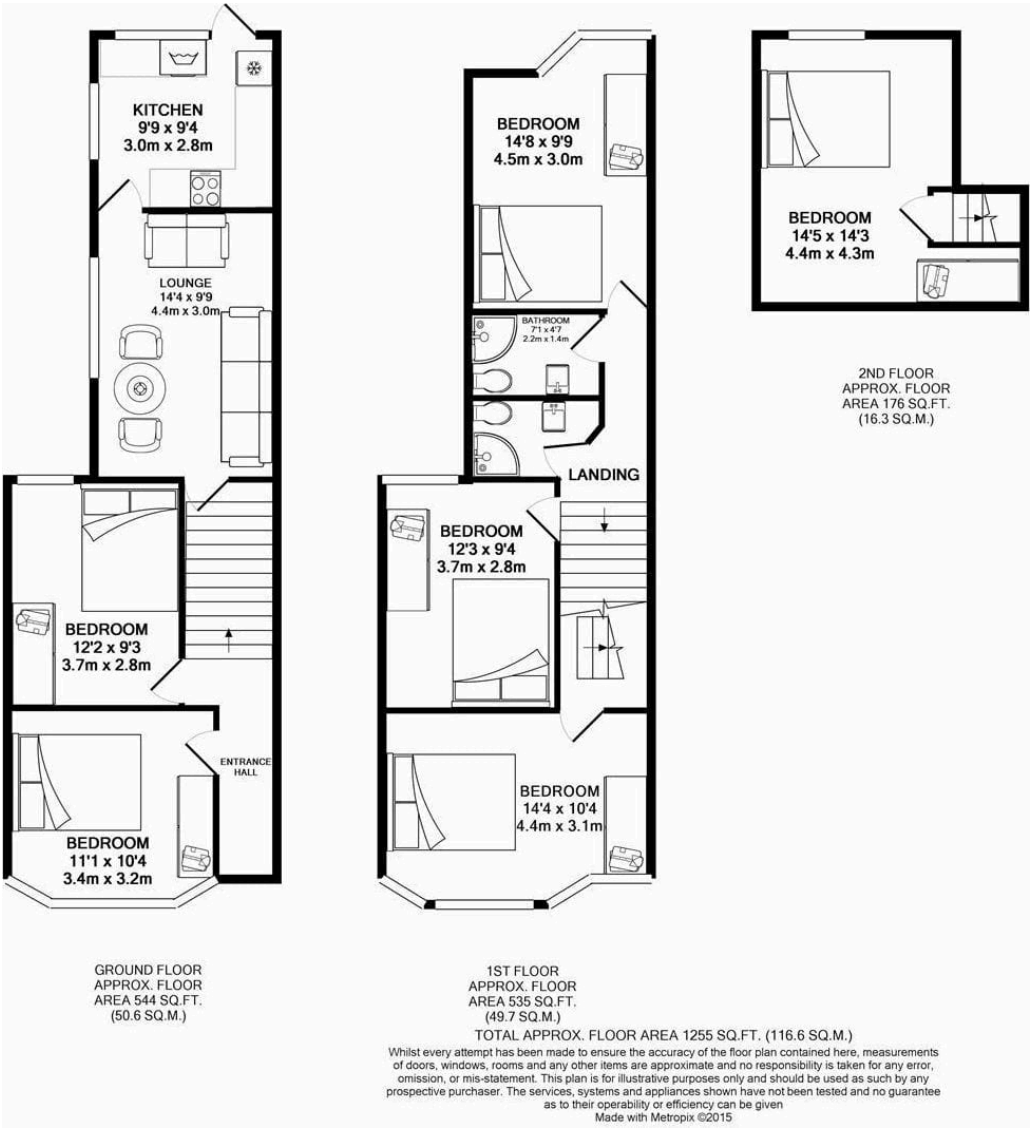


JON HOOPER-NASH

LETTINGS DIRECTOR FOR SOUTH WALES · STUDENT LETTINGS



FLOORPLAN

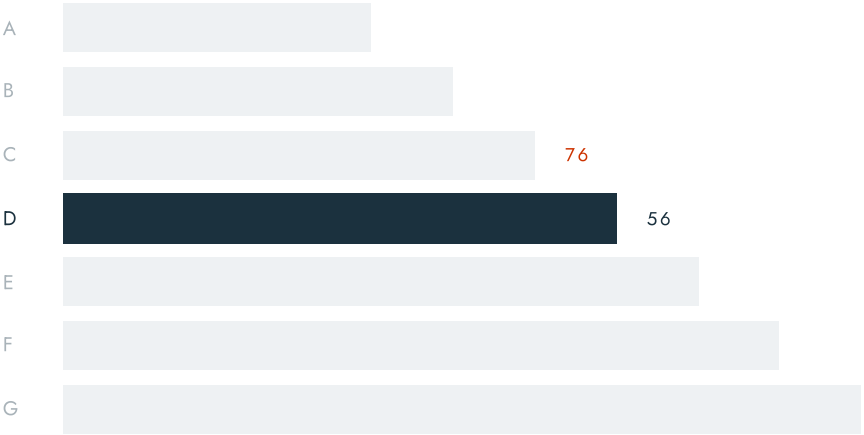


Not to scale. Measurements are approximate and for illustration only.

ENERGY & MATERIAL INFORMATION

Energy efficiency

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



Rating 56 · potential 76. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	STUDENT PROPERTY
INTERNAL AREA	1,255 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	1 JULY 2027
EPC RATING	56 · POTENTIAL 76

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