

TO LET

# Treherbert Street

*Cathays, Cardiff, CF24 4JN*

Jeff

CATHAYS, CARDIFF

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*Cathays, Cardiff, CF24 4JN*

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MONTHLY RENT

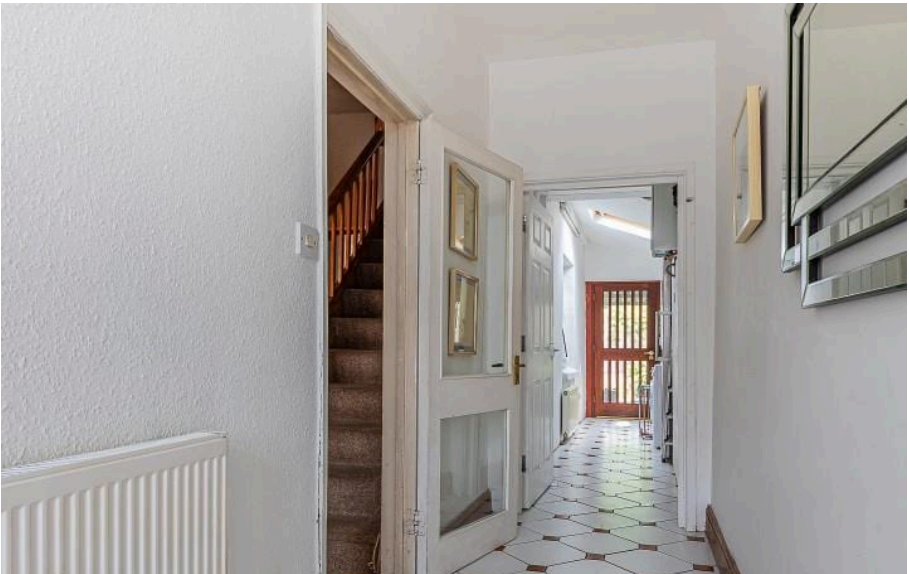
£2,850

5 BEDROOMS

2 BATHROOMS

1 RECEPTION

1,403 SQ FT









## THE PROPERTY

SPACE, SPACE, SPACE! With a whole load of character, cool furnishings and original features thrown in, this 5 bedroom house on Treherbert Street (just off Cathays Terrace) ticks ALL the boxes! We were extremely impressed with the standard of this one, the landlady has done a great job in presenting a quite superb 5 bedroom student home, one that we think really stands out. Briefly, the property offers; entrance hallway with UTILITY area to include washing machine, tumble dryer and 'Belfast' sink - ideal for storing bikes and keeping your dirty washing out of everyone's business...

Inside the house, the standard is absolutely fantastic with bright, spacious and charming lounge - complete with feature fireplace, two red leather sofas and laminate flooring. A large double bedroom is located downstairs, again with feature fireplace and brilliant storage options. The kitchen is a good space with gas hob, dishwasher and seating area. Upstairs are four further spacious double bedrooms and a modern, stylishly smart bathroom with bathtub and shower over. There is also a second shower room downstairs. Rear garden. Street Parking.

EPC RATING of 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.

KEY FEATURES

SO MUCH SPACE

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BAGS OF CHARACTER

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AWESOME GARDEN!



INSIDE



INSIDE



*Space, character and quality - the perfect blend for a pretty much perfect student house!*



TONY WONG

PROPERTY MANAGER · STUDENT LETTINGS





# Treherbert Street, Cathays

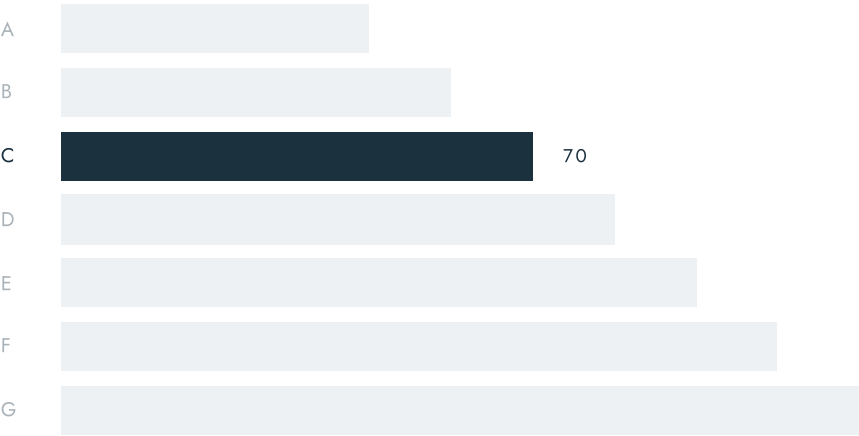


Total Area: 1403 ft² ... 130.3 m²

All measurements are approximate and for display purposes only

# Energy efficiency

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



Rating 70 · potential 70. The full certificate is available on request and on the property's page at [jeffreyross.co.uk](http://jeffreyross.co.uk).

PROPERTY TYPE

STUDENT PROPERTY

INTERNAL AREA

1,403 SQ FT

FURNISHED

FURNISHED

AVAILABLE FROM

1 JULY 2027

EPC RATING

70 · POTENTIAL 70

COME AND SEE IT

# Arrange a viewing

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

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## Tony Wong

PROPERTY MANAGER

STUDENT LETTINGS BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

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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 [jeffreypass.co.uk/docs/lettings-fees.pdf](http://jeffreypass.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. [jeffreypass.co.uk](http://jeffreypass.co.uk)

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S  
NEAR YOU