

TO LET

Arabella Street

Roath, Cardiff, CF24 4TA

ROATH, CARDIFF

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MONTHLY RENT

£2,132

4 BEDROOMS

1 BATHROOM

1 RECEPTION

922 SQ FT






frost free





THE PROPERTY

Arabella Street is a superbly convenient street in the heart of Roath, one of Cardiff's most popular central boroughs. This house is located at the bottom end, near to Albany and City Road and therefore extremely well located for all the eateries, drinkeries and amenities located on these roads. Furthermore, the property is just a 10 minute walk from Cardiff Uni and a short bus ride (with a bus stop on Albany Road) to Cardiff Metropolitan Uni. Internally this house is nicely presented and offers downstairs bathroom suite with grey tile and white fixtures, large lounge with two sofas and a smartly fitted kitchen. Four double bedrooms are on offer, each nicely furnished with good quality beds and furnishings. Outside is a large courtyard garden with large shed which works well for bike storage. A great student / sharers home and a snip at £123 per person, per week.

EPC RATING of D COUNCIL TAX BAND of E (not applicable to students.) 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

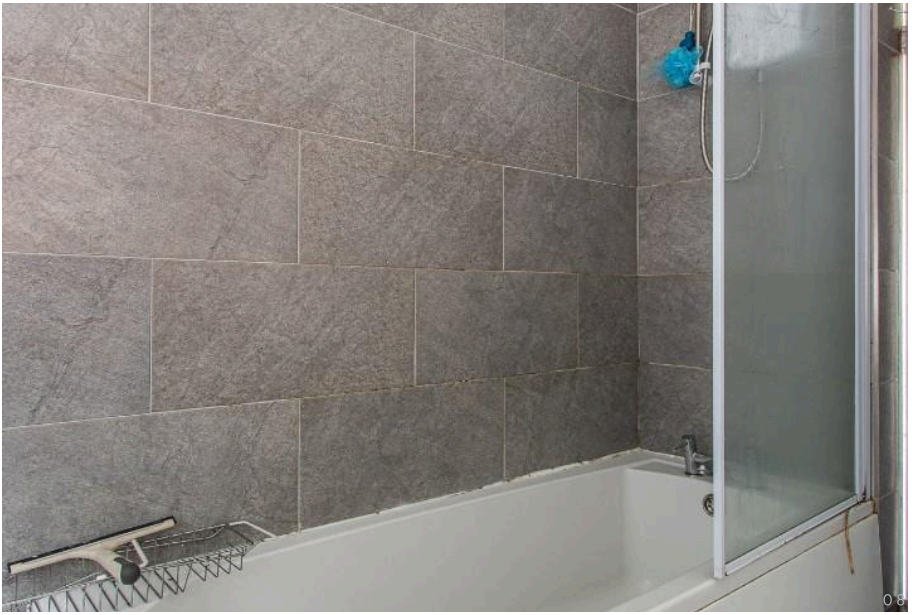
4 BEDROOMS

£123 PER PERSON PER WEEK

FURNISHED











Four double bedrooms and a new bathroom!

NICKY PEARCEY
STUDENT LETTINGS



Arabella Street, Roath.



Total Area: 922 ft² ... 85.7 m²

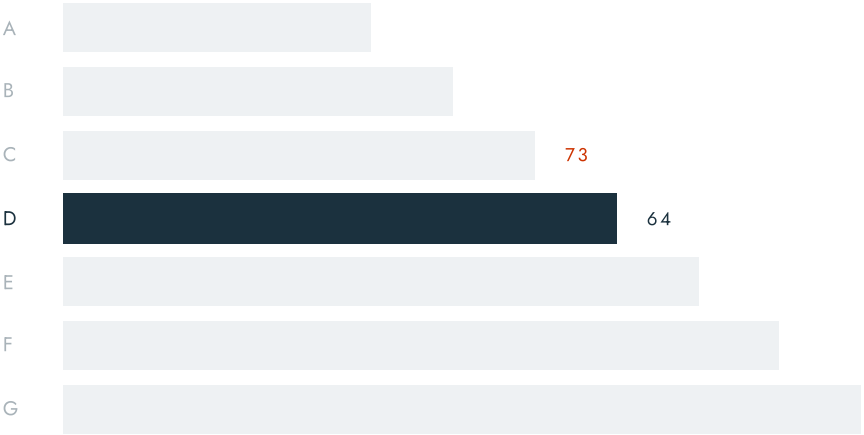
All measurements are approximate and for display purposes only

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 64 · potential 73. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	STUDENT PROPERTY
INTERNAL AREA	922 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	1 JULY 2027
COUNCIL TAX	BAND E · ABOUT £2,461 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	64 · POTENTIAL 73

COME AND SEE IT

Arrange a viewing

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

Nicky Pearcey

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