

TO LET

# Minister Street

*Cathays, Cardiff, CF24 4HR*

CATHAYS, CARDIFF

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*Cathays, Cardiff, CF24 4HR*

MONTHLY RENT

## £2,444

4 BEDROOMS

2 BATHROOMS

1 RECEPTION

894 SQ FT




BUSH

INSIDE







## THE PROPERTY

Newly refurbished is this brilliant presented and very nicely located four bedroom house on Minister Street, Cathays that offers 4 good sized bedrooms and 2 bathrooms! Very tastefully renovated and presented, the property offers lovely kitchen with breakfast bar an integrated appliances, separate lounge, 4 generous bedrooms and 2 bathrooms This one is a brilliant option in a brilliant spot! 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

4 BEDROOMS

2 BATHROOMNS











*Awesome four bedroom house in the middle of the action!*



RHYS CARTER

LETTINGS VALUER / NEGOTIATOR · STUDENT LETTINGS



# Minister Street, Cathays




Total Area: 83.1 m² ... 894 ft²

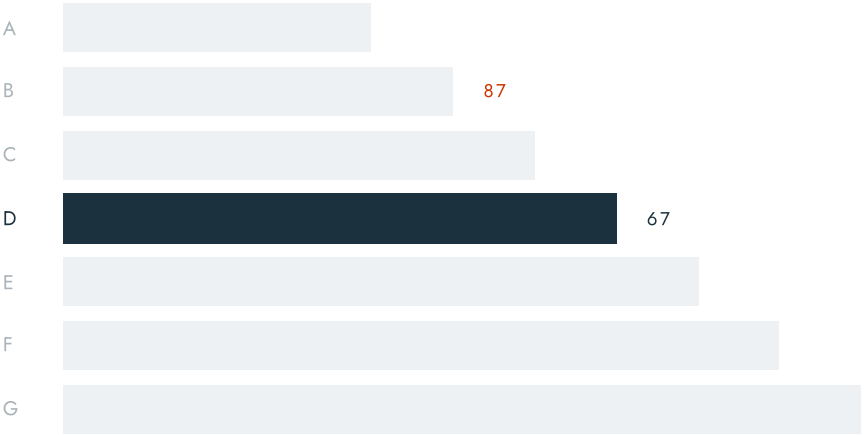
All measurements are approximate and for display purposes only

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

ENERGY & MATERIAL INFORMATION

# Energy efficiency

*Currently band D, with the potential to reach band B.*




Rating 67 · potential 87. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

| | |
|---|---|
| PROPERTY TYPE | STUDENT PROPERTY |
| INTERNAL AREA | 894 SQ FT |
| FURNISHED | FURNISHED |
| AVAILABLE FROM | 1 JULY 2027 |
| EPC RATING | 67 · POTENTIAL 87 |

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