

TO LET

# Flora Street

*Cathays, Cardiff, CF24 4EQ*

Jeffre

CATHAYS, CARDIFF

# Flora Street

*Cathays, Cardiff, CF24 4EQ*

MONTHLY RENT

## £2,850

5 BEDROOMS

2 BATHROOMS

1 RECEPTION

1,351 SQ FT









Jeffre

## THE PROPERTY

Probably the cosiest house in Cathays! We're delighted to have been asked to market this absolutely brilliant 5 bedroom house on Flora Street - a perfect location right in the heart of the fine borough and just a 5 minute walk to the SU. Charming throughout, the house offers an abundance of original features with feature fireplaces in each bedroom, gorgeous original staircases and in only being a 5 bedroom house, every bedroom is extremely large, the garden is massive and there are two sitting rooms - what more could you want?! The house further offers two bathrooms, kitchen with dining table, dishwasher and excellent storage and separate utility area with washing machine and tumble dryer. Without a doubt, this has to be one of the coolest 5 bedroom houses on the market and it won't be around for very long! 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

FULL OF COOL ORIGINAL FEATURES

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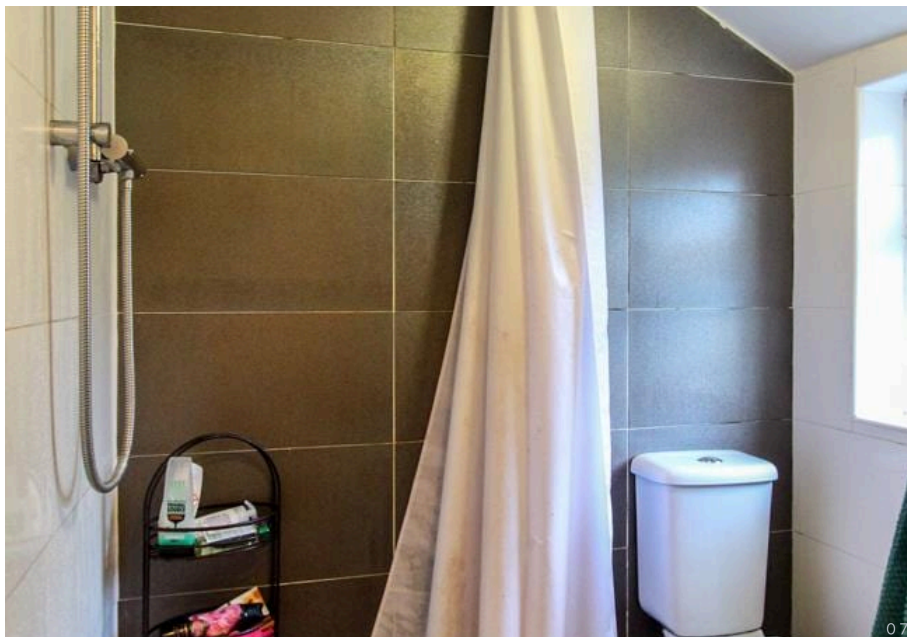
BAGS OF CHARACTER!

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5 VERY LARGE BEDROOMS

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MASSIVE GARDEN!







*Such a cool house - offerings bags of charm throughout and 5 brilliant sized bedrooms, it's fair to say this house is pretty special!*



LAUREN KING

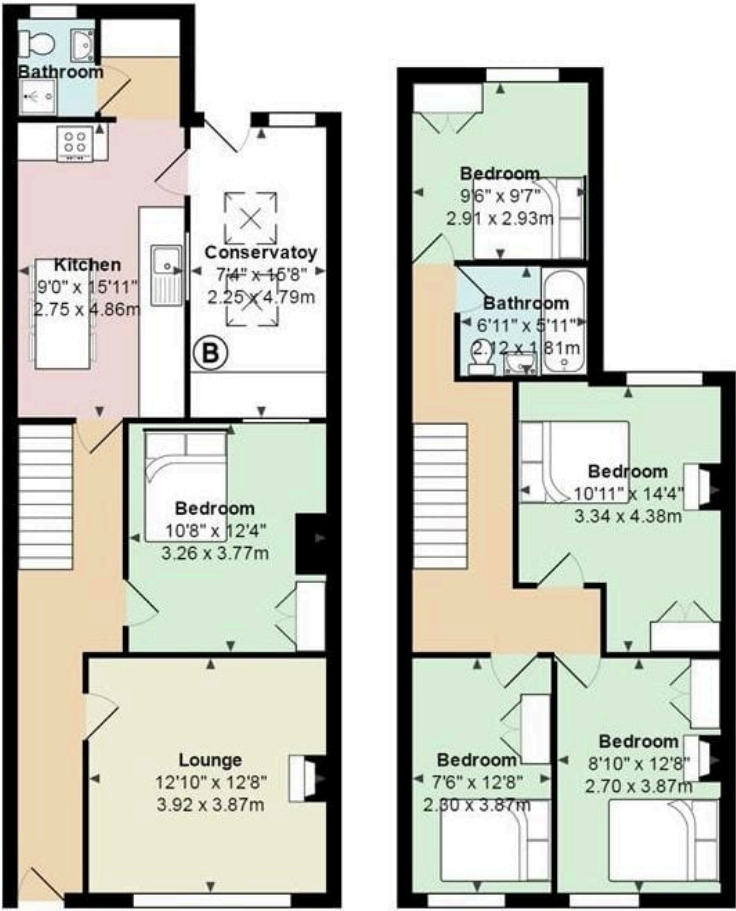
LETTINGS VALUER AND NEGOTIATOR, BORN AND RAISED IN...  
STUDENT LETTINGS



Jeffre



Flora Street, Cathays.

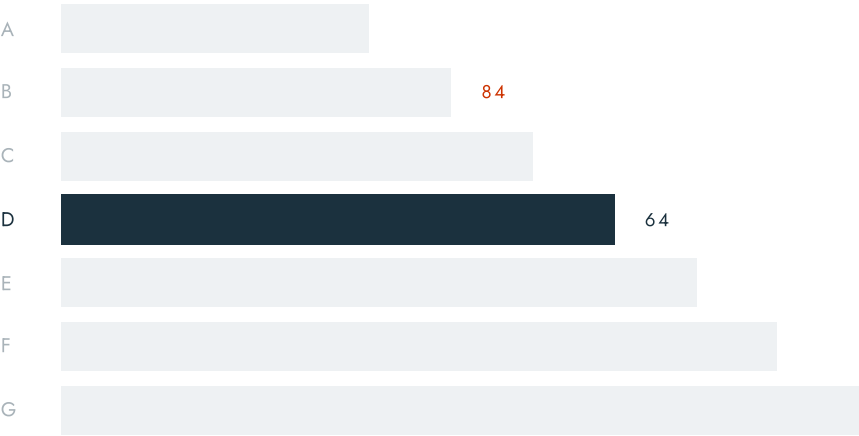


Total Area: 1351 ft² ... 125.6 m²

All measurements are approximate and for display purposes only

# Energy efficiency

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



Rating 64 · potential 84. 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  | 1,351 SQ FT       |
| FURNISHED      | FURNISHED         |
| AVAILABLE FROM | 1 JULY 2027       |
| EPC RATING     | 64 · POTENTIAL 84 |

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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## Lauren King

LETTINGS VALUER AND NEGOTIATOR, BORN AND RAISED IN...

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