

Llanbleddian Gardens

Cathays, Cardiff, CF24 4AT

CATHAYS, CARDIFF

Llanbleddian Gardens

Cathays, Cardiff, CF24 4AT

MONTHLY RENT

£775

1 BEDROOM

1 BATHROOM

1 RECEPTION

393 SQ FT

TOP-FLOOR

UNFURNISHED

EXTREMELY SPACIOUS



THE PROPERTY

Spacious, top-floor one bedroom flat that is located within 50m of the Students Union and within a 10 minute walk of the City Centre. Llanbleddian Garden, Cathays is one of the areas favourite streets, popular for its locality to the University and City Centre. Available for rent here is an extremely spacious, top-floor, one bedroom apartment that would be a great option for a single person or couple looking to be within the thick of the action in Cathays and central Cardiff and not paying over the odds. The property offers separate lounge to the front of the property, a separate, spacious fitted kitchen with breakfast bar and a generous sized double bedroom. A bathroom suite completes the property offering bathtub and shower over. Street parking is available to the front of the property with Cardiff Council permits.

A very good opportunity! FLOOR PLAN AVAILABLE. GAS CENTRAL HEATING.

UNFURNISHED.

EPC RATING of D COUNCIL TAX BAND of C A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.

INSIDE







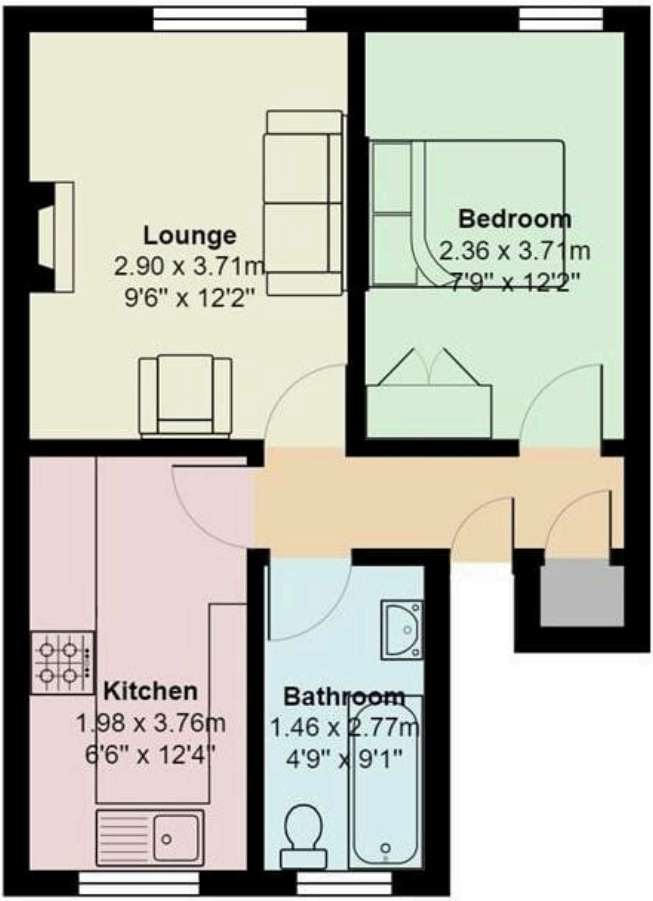




ACCOMMODATION

PROPERTY TYPE	FLAT - CONVERSION
INTERNAL AREA	393 SQ FT
FURNISHED	UNFURNISHED
AVAILABLE FROM	12 NOVEMBER 2026
COUNCIL TAX	BAND C · ABOUT £1,789 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	65 · POTENTIAL 78

Llanbleddian Gardens, Cathays



Total Area: 36.6 m² ... 393 ft²

All measurements are approximate and for display purposes only

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

Ryan Evans

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreyross.co.uk

SCAN TO SEE WHAT'S NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

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