

TO LET

# Coburn Street

*Cathays, Cardiff, CF24 4BQ*

CATHAYS, CARDIFF

# Coburn Street

*Cathays, Cardiff, CF24 4BQ*

MONTHLY RENT

## £2,500

5 BEDROOMS

1 BATHROOM

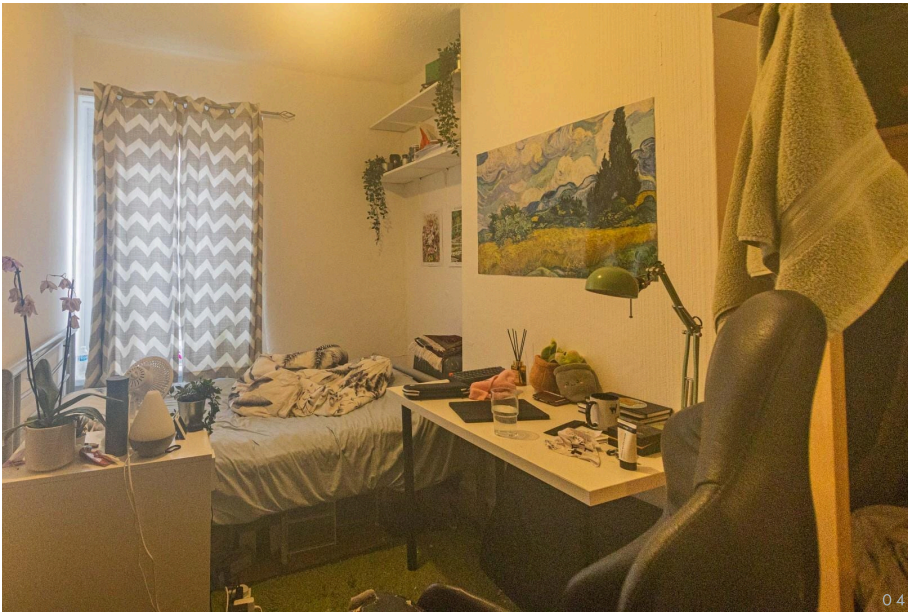
1 RECEPTION

1,744 SQ FT




CARDIFF
SKATEBOARD
CLUB


TRASH BAGS





## THE PROPERTY

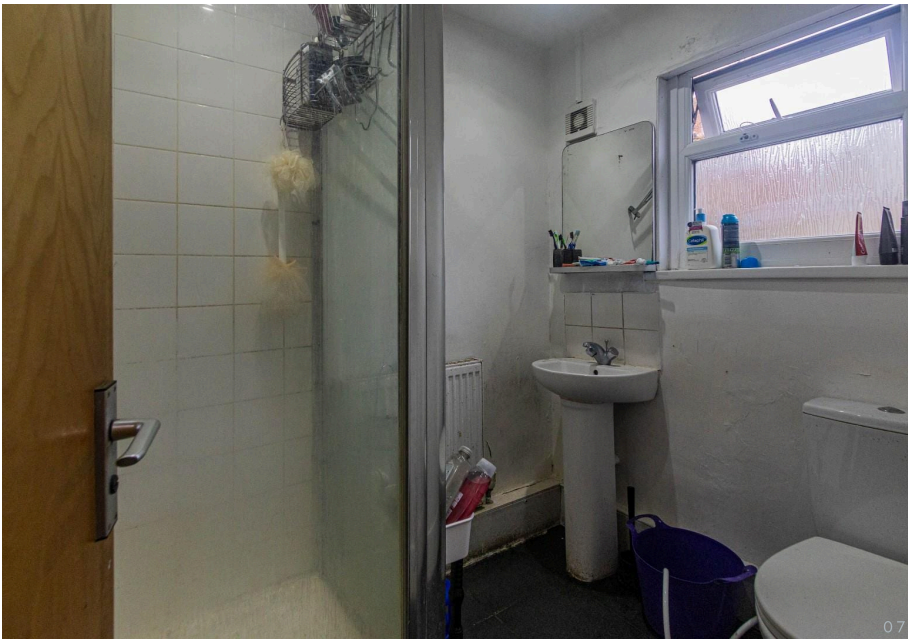
We have been given the nod to market this spacious 5 bedroom house on Coburn Street, right in the thick of the action in Cathays and we're delighted to bring it to offer it! The property is situated just a 10 minute walk from the City Centre and SU and within a short stroll of the shops, cafes and bars on Salisbury Road, Cathays. All 5 bedrooms are a good-sized double with four upstairs and one on the ground-floor. The ground-floor also offers spacious lounge to the front, separate kitchen with gas hob, downstairs bathroom with WC and separate, second WC. The property is completed by neat, rear garden. A great 5-share in a perfect location! EPC RATING of E 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 property or failed to take reasonable steps to enter into the Occupation Contract.

KEY FEATURES

5 BEDROOMS

FURNISHED

GARDEN








FAIRY
FRENCH

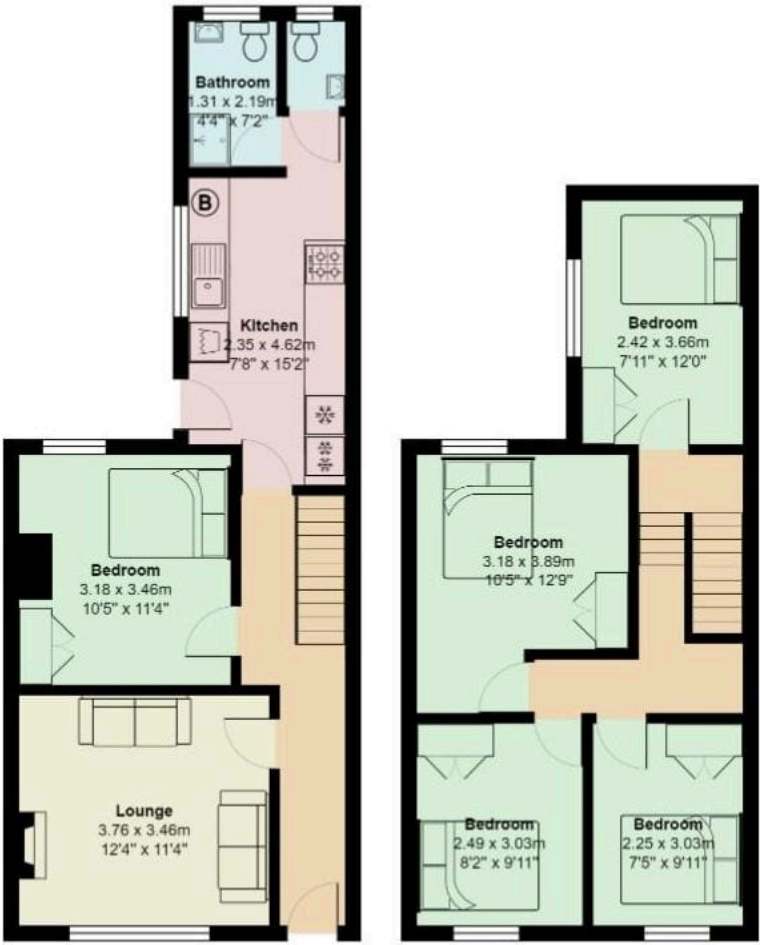

TRASH BAGS

*Spacious 5-bedroom house in a brilliant location!*

ISABELLA OWEN (INACTIVE)
STUDENT LETTINGS



# Coburn Street, Cathays




Total Area: 93.9 m² ... 1011 ft²

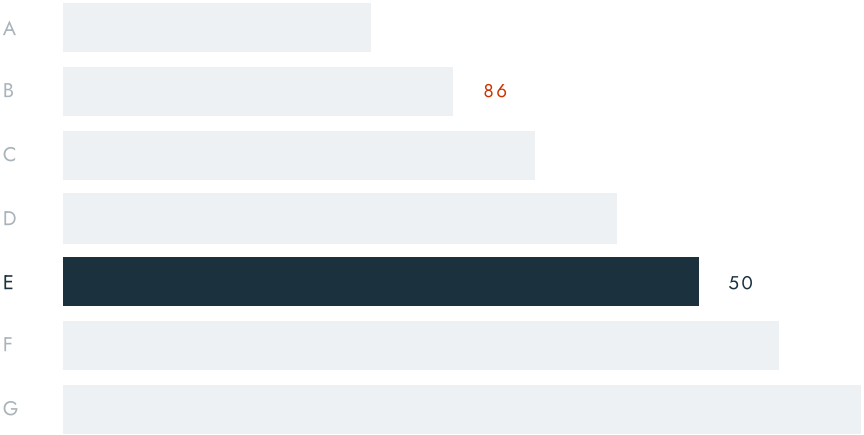
All measurements are approximate and for display purposes only

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

ENERGY & MATERIAL INFORMATION

# Energy efficiency

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




Rating 50 · potential 86. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

| | |
|---|---|
| PROPERTY TYPE | STUDENT PROPERTY |
| INTERNAL AREA | 1,744 SQ FT |
| FURNISHED | FURNISHED |
| AVAILABLE FROM | 1 JULY 2027 |
| EPC RATING | 50 · POTENTIAL 86 |

COME AND SEE IT

# Arrange a viewing

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

## Isabella Owen (INACTIVE)

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

jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL

SCAN TO SEE WHAT'S
NEAR YOU