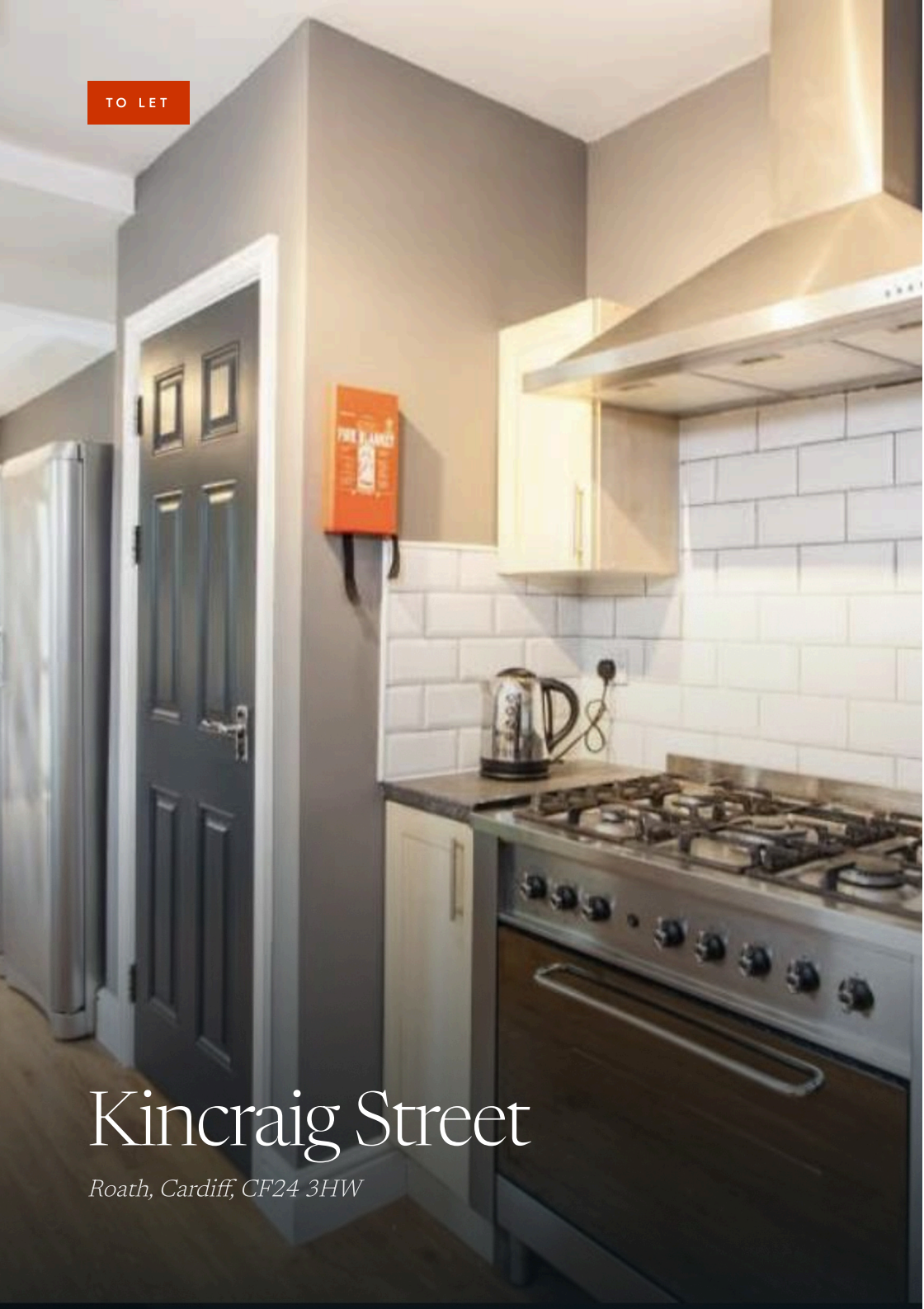


TO LET

Kincraig Street

Roath, Cardiff, CF24 3HW

ROATH, CARDIFF

Kincraig Street

Roath, Cardiff, CF24 3HW

MONTHLY RENT

£3,554

5 BEDROOMS

2 BATHROOMS

1 RECEPTION

1,225 SQ FT











THE PROPERTY

JeffreyRoss are delighted to partner with StudentCribs and to offer some lovely househare options in Cathays and Roath! The open plan living and kitchen area of this student house is perfect for communal living, so you can catch up with your friends while you make dinner or relax together after lectures in the comfy lounge area. Each of the 5 bedrooms comes fully furnished, ready for you to move in, with a double bed, desk and chair and plenty of storage space for all your belongings. The kitchen also comes fully equipped with modern appliances, including a dishwasher and large fridge-freezer.Located just 15 minutes from Cardiff city centre, filled with shops, restaurants, pubs, bars and clubs, you'll never be short of things to do. There are also local supermarkets and shops close by the Kincraig Street.

Cardiff University is located just a 10 minute walk away and Cardiff Met is just a 10 minute bus ride away, so getting to campus is extremely easy.

EPC RATING of D 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.

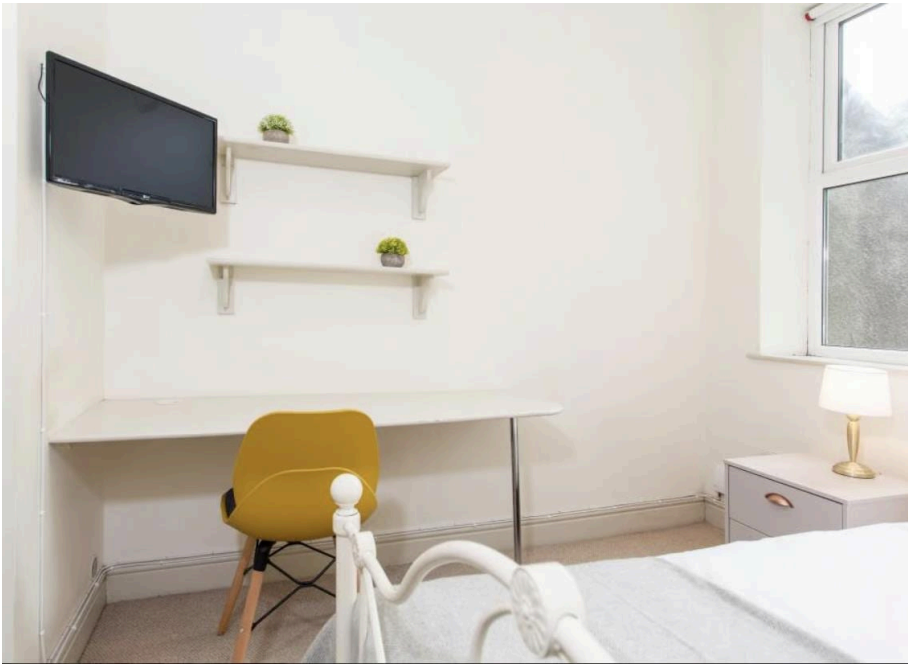
KEY FEATURES

5-BEDROOMS

2 BATHROOMS

GREAT SPOT FOR ALL CAMPUSES!











Brilliant 5-bedroom house in a great spot!



JON HOOPER-NASH

LETTINGS DIRECTOR FOR SOUTH WALES · STUDENT LETTINGS



FLOORPLAN



TOTAL APPROX. FLOOR AREA 1225 SQ.FT. (113.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

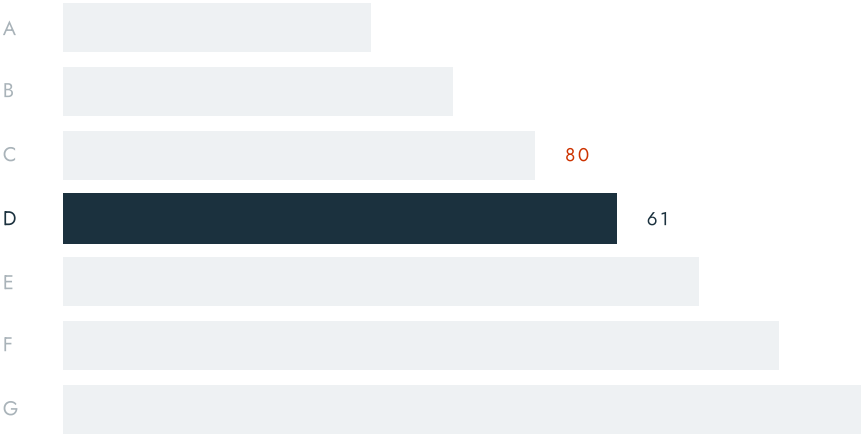
Made with Metropix ©2018

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 61 · potential 80. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	STUDENT PROPERTY
INTERNAL AREA	1,225 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	1 JULY 2027
EPC RATING	61 · POTENTIAL 80

COME AND SEE IT

Arrange a viewing

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



Jon Hooper-Nash

LETTINGS DIRECTOR FOR SOUTH WALES

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