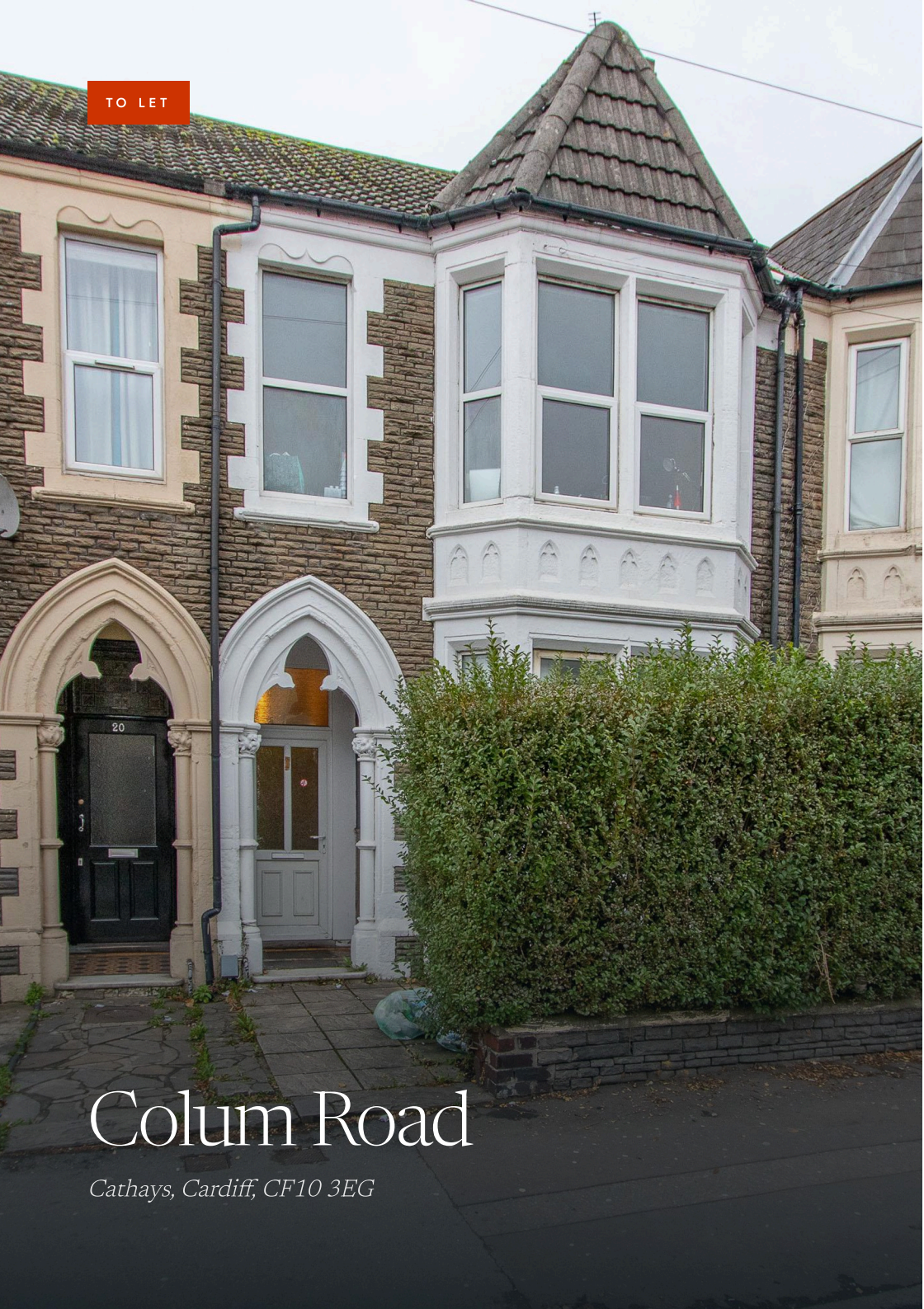




TO LET

Colum Road

Cathays, Cardiff, CF10 3EG

CATHAYS, CARDIFF

Colum Road

Cathays, Cardiff, CF10 3EG

MONTHLY RENT

£1,850

3 BEDROOMS

2 BATHROOMS

1 RECEPTION

814 SQ FT









THE PROPERTY

Jeffrey Ross are delighted to offer for rent this superb, three-bedroom, DUPLEX apartment that has been brand newly renovated in 2024. Located on Culum Road and within walking distance of the City Centre and Cardiff University, the property offers a fantastic level of finish, great space and from being tastefully decorated and furnished - perfect for three friends or a couple. The property offers three large double bedrooms (see floor plan for full details) two bathrooms and a stylish open-plan lounge kitchen. A brilliant rental opportunity.

EPC RATING of B COUNCIL TAX BAND of TBC A holding fee of one weeks' rent 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

3-BEDROOMS

2-BATHROOMS

SUPERB STANDARD

£143 PER PERSON, PER WEEK



INSIDE



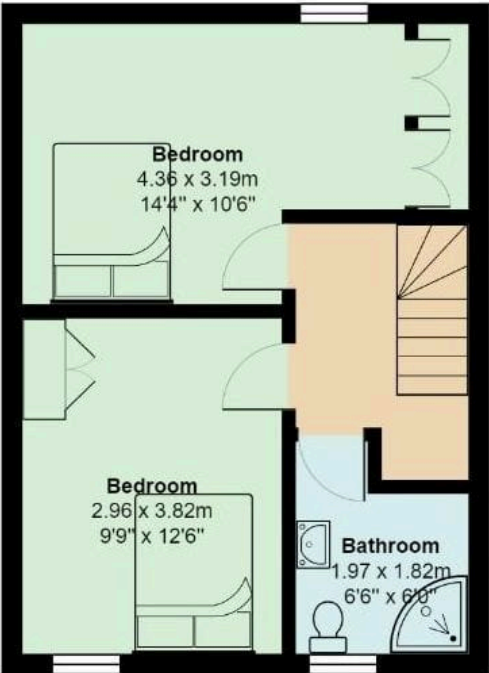


INSIDE





Colum Road, Cathays

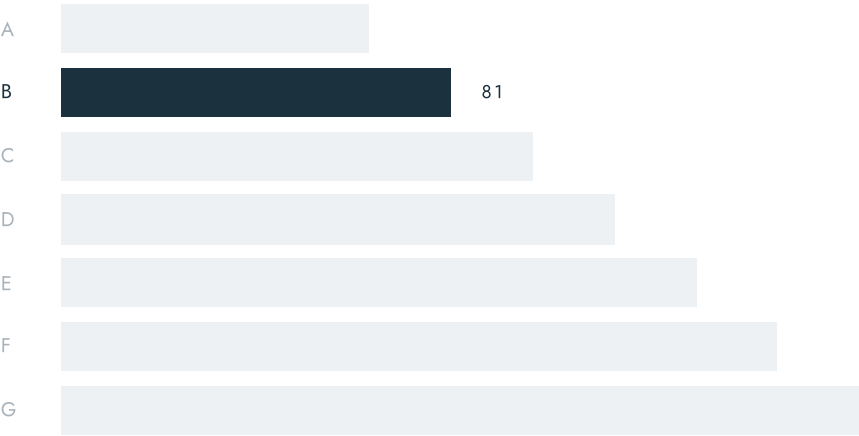


Total Area: 75.6 m² ... 814 ft²

All measurements are approximate and for display purposes only

Energy efficiency

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



Rating 81 · potential 81. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	STUDENT PROPERTY
INTERNAL AREA	814 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	3 AUGUST 2027
COUNCIL TAX	BAND D · ABOUT £2,013 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	81 · POTENTIAL 81

COME AND SEE IT

Arrange a viewing

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

Gwyn Davies (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 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

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU