

TO LET

Dogfield Street

Roath, Cardiff, CF24 4QZ

ROATH, CARDIFF

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MONTHLY RENT

£2,875

5 BEDROOMS

2 BATHROOMS

1 RECEPTION

1,106 SQ FT




Lec

INSIDE







THE PROPERTY

You'd be 'barking' to miss this! Located on DOGfield Street and on offer for rent here is a large, five bedroom house with a brilliant living area in a central Cathays location! All five bedrooms are good-sized double bedroom and come with double beds, wardrobe, chest of drawers, desk and chair. Loads of space, nice furniture and small back garden make this a great option for five mates looking for something of a good standard without paying over the odds. The property further offers modern-fitted shower room/toilet and a second, ensuite shower room off the upstairs, front bedroom - a brilliant 5-share opportunity! EPC RATING of D 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

5 BEDROOMS

CATHAYS LOCATION

FURNISHED



INSIDE









Spacious 5-bedroom house in a central, Cathays location.

NICKY PEARCEY
STUDENT LETTINGS


Lec

Dogfield Street, Cathays



Total Area: 102.7 m² ... 1106 ft²

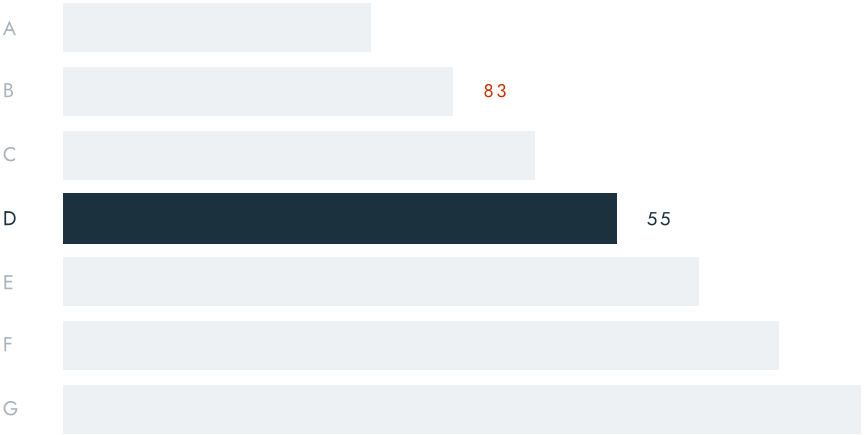
All measurements are approximate and for display purposes only

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

ENERGY & MATERIAL INFORMATION

Energy efficiency

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



Rating 55 · potential 83. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	STUDENT PROPERTY
INTERNAL AREA	1,106 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	1 JULY 2027
EPC RATING	55 · POTENTIAL 83

COME AND SEE IT

Arrange a viewing

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

Nicky Pearcey

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

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CARDIFF VALE CAERPHILLY BRISTOL

SCAN TO SEE WHAT'S
NEAR YOU