

TO LET

Llantrisant Street

Cardiff, CF24 4JE

CARDIFF

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MONTHLY RENT

£2,300

4 BEDROOMS

2 BATHROOMS

1 RECEPTION

1,163 SQ FT





INSIDE







THE PROPERTY

Jeffrey Ross are pleased to market this well presented four bedroom student house on the ever popular Llantrisant Street on the North side of Cathays. The property is ideally located within 10 minutes of the Student Union and Cathays Train Station, plus all the amenities of Crwys and Whitchurch Road being around the corner. The property briefly comprises of two spacious double bedrooms on the ground floor, leading to a living room and kitchen at the rear with appliances included and access to the rear, low maintenance garden. The first floor further benefits from two double bedrooms with an exceptionally large one at the front of the house and two bathrooms, one of which with a walk in shower and the other with a bath. The property is offered fully furnished and further benefits from Gas Central Heating.

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

WALKING DISTANCE TO UNIVERSITY

LOVELY STANDARD



INSIDE





INSIDE



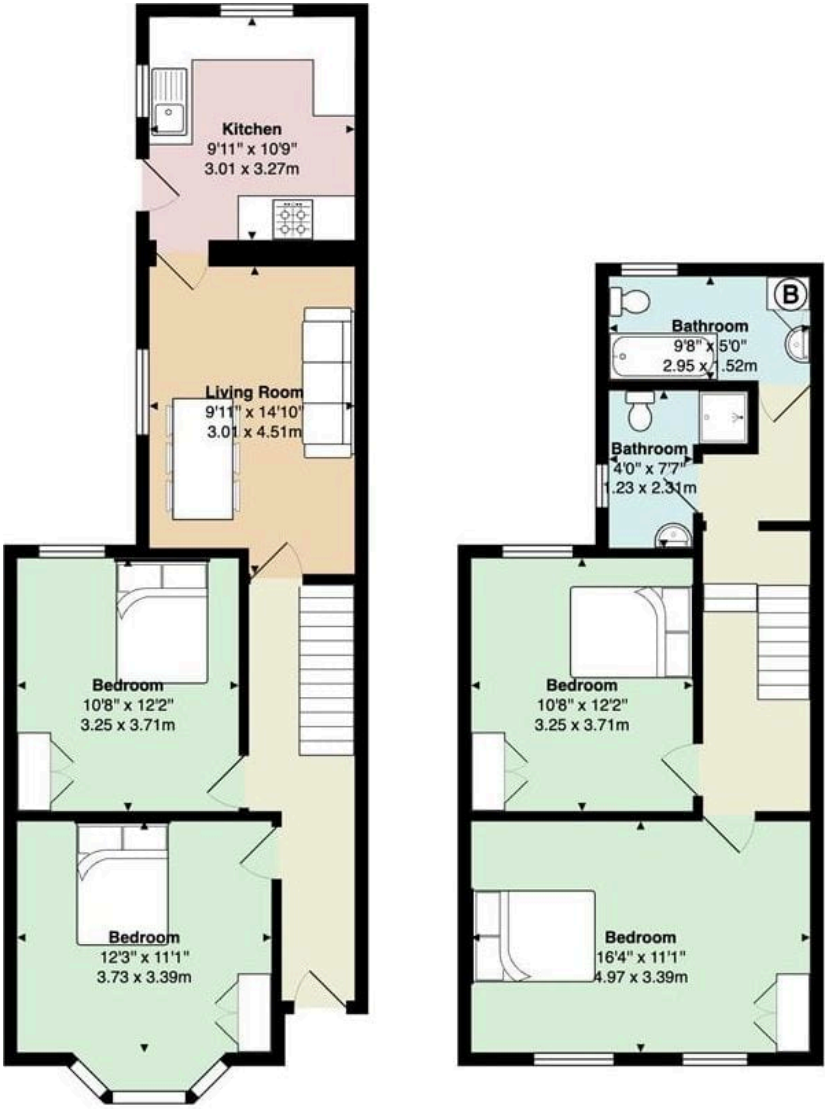


Lovely student house in a quiet corner of Cathays



RHYS CARTER
LETTINGS VALUER / NEGOTIATOR · STUDENT LETTINGS





56 Llantrisant Street

Total Area: 1163 ft² ... 108.0 m²

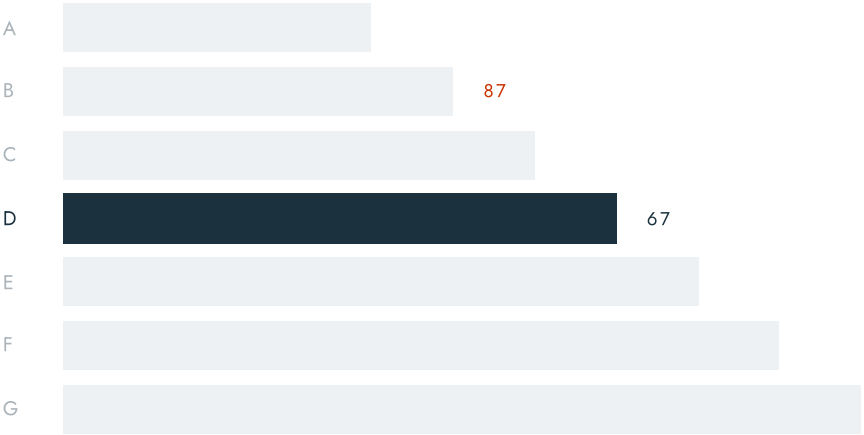
All measurements are approximate and for display purposes only

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 67 · potential 87. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	STUDENT PROPERTY
INTERNAL AREA	1,163 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	1 JULY 2027
EPC RATING	67 · POTENTIAL 87

COME AND SEE IT

Arrange a viewing

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



Rhys Carter

LETTINGS VALUER / NEGOTIATOR
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