

TO LET

Gelligaer Street

Cathays, Cardiff, CF24 4LB

CATHAYS, CARDIFF

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MONTHLY RENT

£1,725

3 BEDROOMS

1 BATHROOM

1 RECEPTION

1,042 SQ FT











THE PROPERTY

CHECK OUT THE 360 DEGREE VIRTUAL TOUR - FEEL LIKE YOU'RE IN THE HOUSE WHILST VIEWING FROM YOUR SOFA! A large, three bedroom mid-terraced house on Gelligaer Street, Cathays – perfectly located for the Heath Hospital but still just a 15 minute walk to The Student's Union on Park Place. Downstairs benefits from an extremely large living space with access to the garden. Large fitted kitchen to the rear through to downstairs bathroom with both bath and separate shower. Upstairs are three good-sized double bedrooms, each offering double bed and some cool, quirky original features. Furnished.

EPC RATING of E.

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

3 BEDROOMS

MASSIVE LOUNGE!











A delightful number! 3 double bedrooms and a large, open-plan lounge make this a cracking option for 3 looking for equal sized room (and not paying over the odds either!)

NICKY PEARCEY
STUDENT LETTINGS



Gelligaer Street, Cathays



Total Area: 96.8 m² ... 1042 ft²

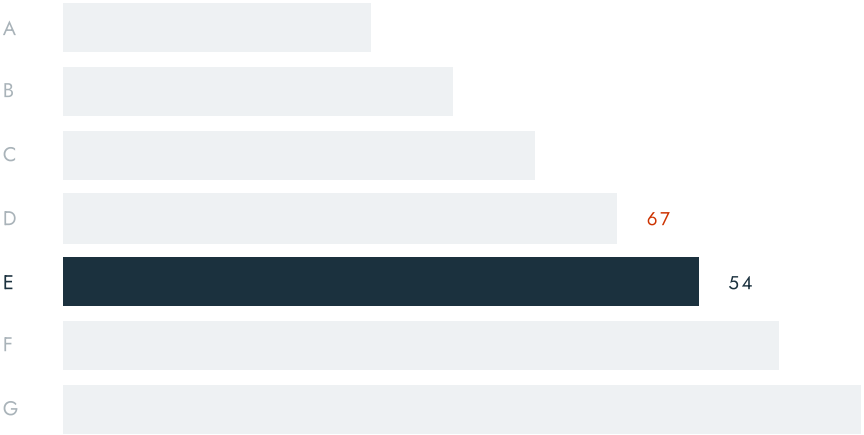
All measurements are approximate and for display purposes only

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

ENERGY & MATERIAL INFORMATION

Energy efficiency

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



Rating 54 · potential 67. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	STUDENT PROPERTY
INTERNAL AREA	1,042 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	1 JULY 2027
EPC RATING	54 · POTENTIAL 67

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