

Angus Street

Roath, Cardiff, CF24 3LX

ROATH, CARDIFF

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MONTHLY RENT

£2,895

5 BEDROOMS

2 BATHROOMS

1 RECEPTION

1,268 SQ FT








HAPPY BIRTHD


HAPPY BIRTHDAY

THE PROPERTY

In a perfect, central Roath location and within a stones' throw of Roath Park is this great opportunity for a house share in Roath - located on Angus Street - just off Albany Road so extremely well located for all major University campuses and just a 20 minute stroll into our lovely Capital City Centre. New to the books, this property offers bags of space with five large double bedrooms, separate lounge with two sofas and dining table, a neat rear kitchen with great worktop space and TWO BATHROOMS! The owner has tastefully refurbished and furnished the property throughout making it a superb sharers home.

Outside is a neat, paved garden space. Permit parking to the front. A lovely house! EPC RATING of D 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

5 SPACIOUS DOUBLE BEDROOMS

£500 PER PERSON, PER MONTH

TWO BATHROOMS!











5 spacious double bedrooms - spot the small one!

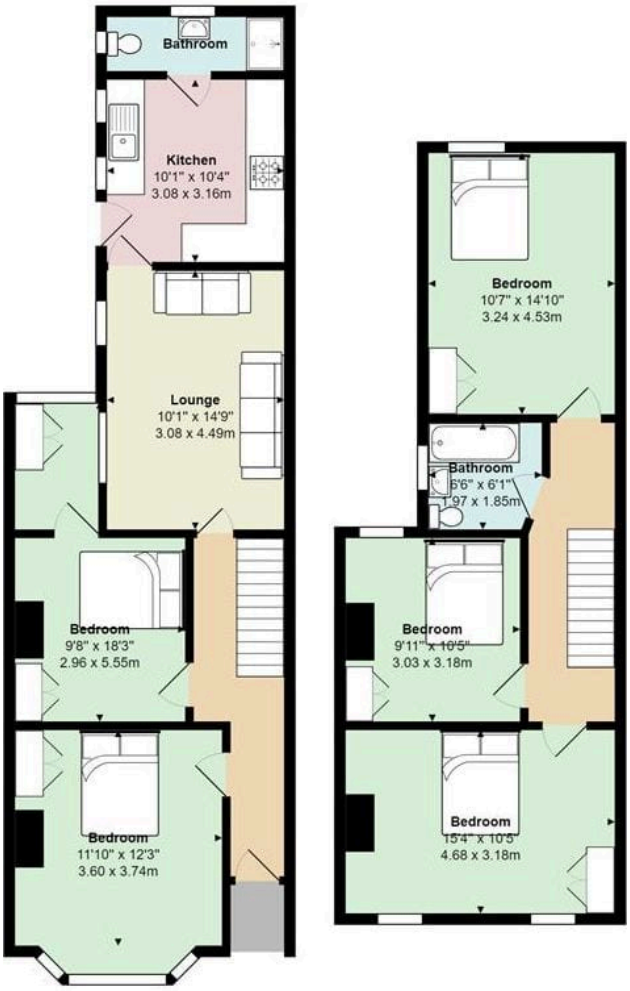


RHYS CARTER

LETTINGS VALUER / NEGOTIATOR · STUDENT LETTINGS



Angus Street, Roath



Total Area: 1268 ft² ... 117.8 m²

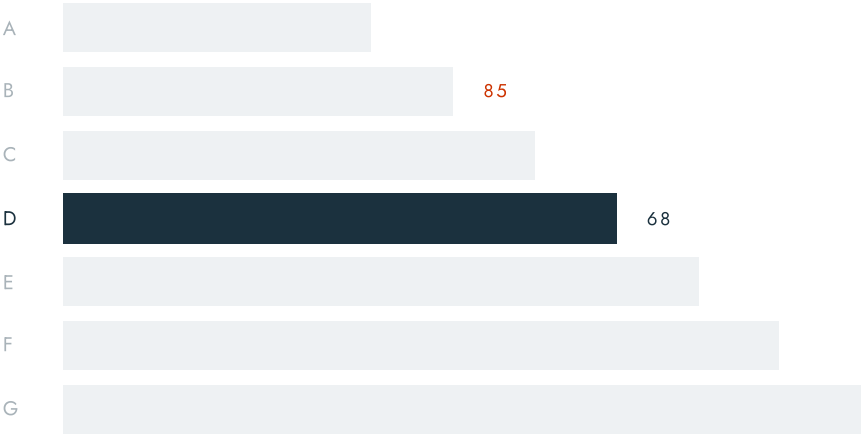
All measurements are approximate and for display purposes only

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 68 · potential 85. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	STUDENT PROPERTY
INTERNAL AREA	1,268 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	1 JULY 2027
EPC RATING	68 · POTENTIAL 85

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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SCAN TO SEE WHAT'S
NEAR YOU