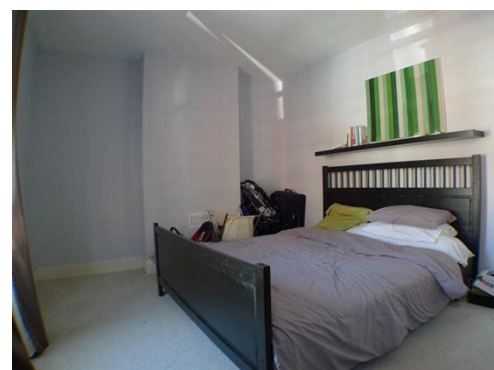
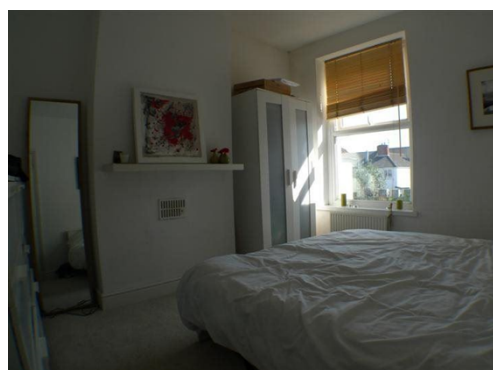
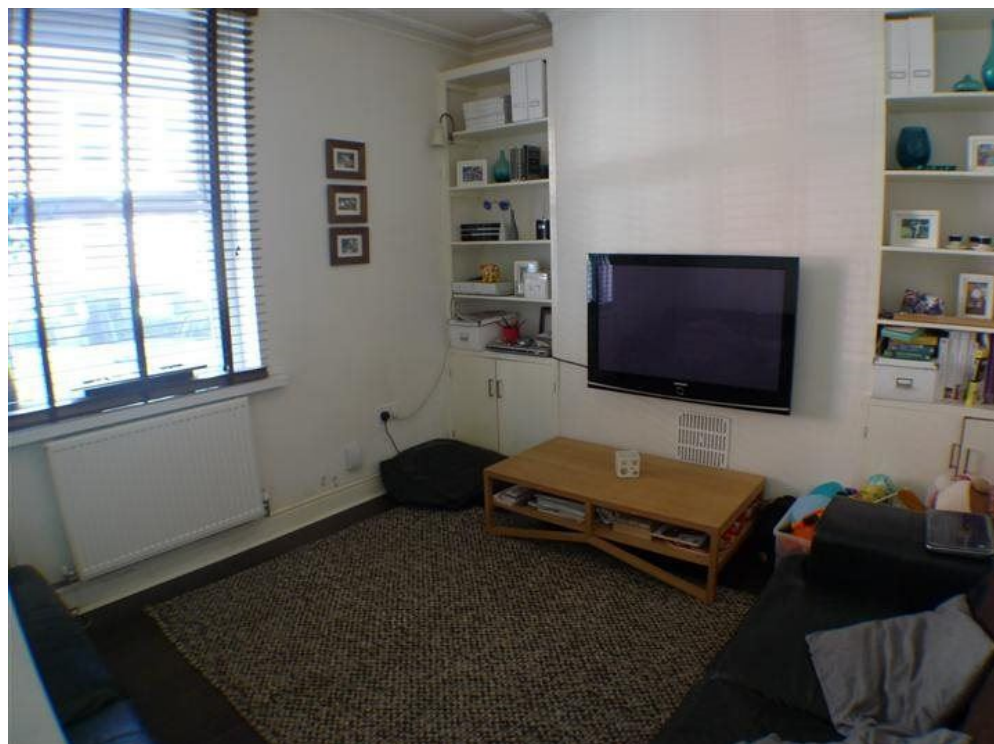




Daniel Street , Roath, Cardiff, CF24 4NY

£1,800 pcm | Available 01 September 2024 | 4 bedroom



- **Furnished**
- **All Double Bedrooms**
- **Fantastic Location**
- **On Street Parking**
- **Garden**
- **EPC Rating G**

****AVAILABLE 1ST SEPTEMBER** FOUR BEDROOM STUDENT HOUSE**GREAT LOCATION****

James Douglas are delighted to offer this four bedroom student house share to the market. Set in the heart of Cathays, with great access to the University and shops on Crwys Road. The property consists of a spacious living room, full kitchen with fridge freezer and gas range, free standing units and a separate utility room with washing machine. This house also offers a good size double bedroom on the ground floor and three other generous bedrooms on the first floor along with a full bathroom with bath and shower over. To the rear of the property is a private, enclosed garden laid with a patio area and lawn. The property is offered fully furnished and is in an ideal location for student or professional sharers.

Monthly Rent: £1,800

Deposit: £1,900

Holding Deposit: £413

EPC Rating: <https://find-energy-certificate.service.gov.uk/energy-certificate/9408-6079-7207-1134-9994>

Council Tax Band: <https://www.gov.uk/council-tax-bands>

Building Materials: Brick

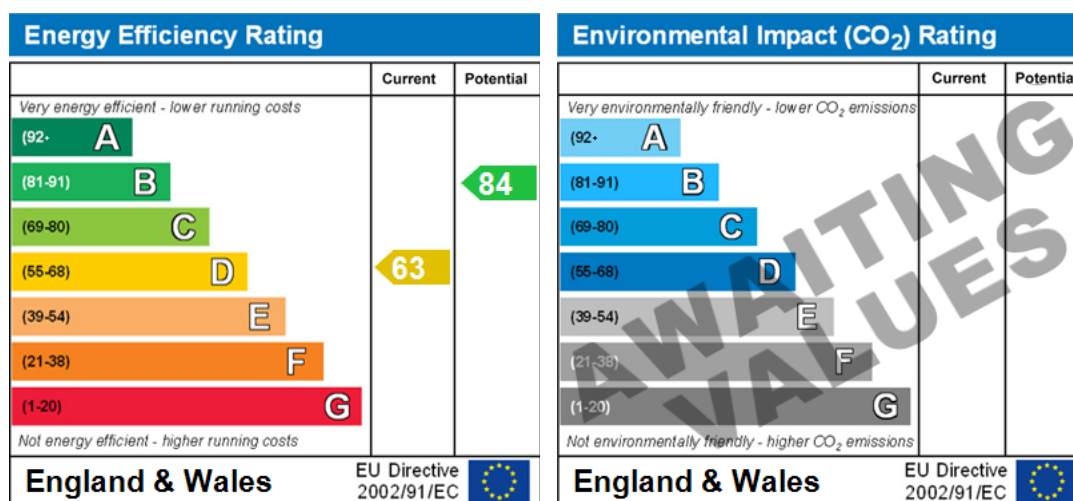
Sewerage Supply: Welsh Water

Broadband Coverage: Up to 80mbps

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Unknown



Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to James Douglas)

- Holding Deposit: One week's rent
- Security Deposit: Usually a deposit equivalent to 5 weeks rent will be charged, except where the annual rent exceeds £50,000 (deposit equivalent to 6 weeks rent) or a pet is agreed at the property (additional deposit of £100 per pet)
- Rent Arrears. Chargeable from 7 days arrears, calculated on the interest at 3% above Bank of England base rate
- Payment for a breach of the tenancy agreement up to the prescribed limit

During the tenancy (payable to the landlord/managing agent if permitted and applicable)

- Utilities: gas, electricity, water
- Communications: telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

Other permitted payments

- Any other permitted payments, not included above, under the relevant legislation including contractual damages and for the loss of a key or other security device

Tenant protection: James Douglas Sales & Lettings and Student Living by James Douglas are members of Propertymark and Lonsdale Insurance Brokers Ltd (client money protection schemes), and members of The Property Ombudsman redress scheme. You can find more details on our website.

If you wish to rent a property as a company tenant, there is a £300 application fee.