James Douglas
SALES AND LETTINGS

TO LET

Donald Street , Roath, Cardiff, CF24 4TL

£2,500 pcm | Available 05 July 2027 | 5 bedroom













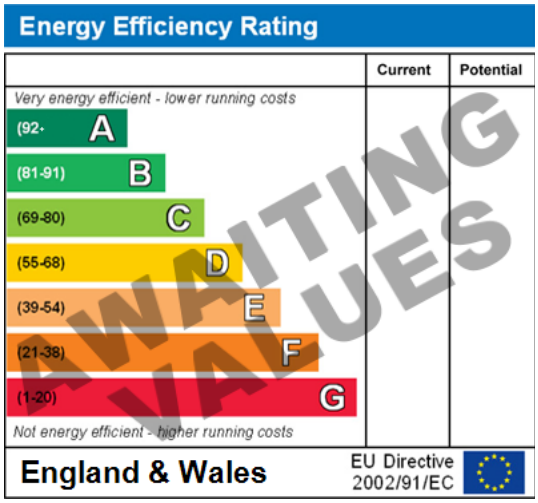
- Furnished
- All Double Bedrooms
- Close to local amenities
- Excellent Living Space
- Great Transport Links
- Five Bedrooms
- Within Close Proximity to USW
- EPC Rating G

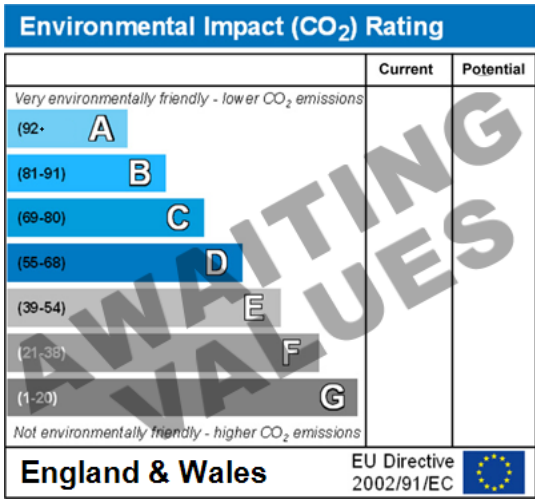
James Douglas Sales & Lettings, St Martins Row, 1 Albany Rd, Cardiff, CF24 3RP
029 2045 6444

AVAILABLE FOR THE 2027/2028 ACADEMIC YEARFIVE BEDROOM** AVAILABLE WITH DEPOSIT FREE OPTION**

Located off of Albany Road and a ten minutes walk to Cardiff University, James Douglas Sales and Lettings is pleased to exclusively offer this five double bedroom house, ideal for students or professional groups. The property is finished to a very good standard, the property has laminate flooring in the communal areas and all bedrooms are carpeted. There are FIVE generously sized bedrooms, one of which has the added benefit of an en-suite, large living room with comfortable sofas, wall-mounted TV and table and chairs, large fully fitted kitchen with two freezers, large fridge, gas hob and oven and a washing machine. The property also benefits from gas central heating throughout, two full bathrooms and a large garden with a patio at the rear. On street permit parking is available subject to council approval.

Rent - £2500.00
Deposit - £2600.00
Holding Deposit - £574.00
EPC Rating - E
Council Tax Band - E
Building Materials: Brick
Sewerage Supply: Unknown
Broadband Coverage: Virgin, Openreach, EE and Airband are available with download speeds of up to 1800Mpbs and upload of 220 Mpbs





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.