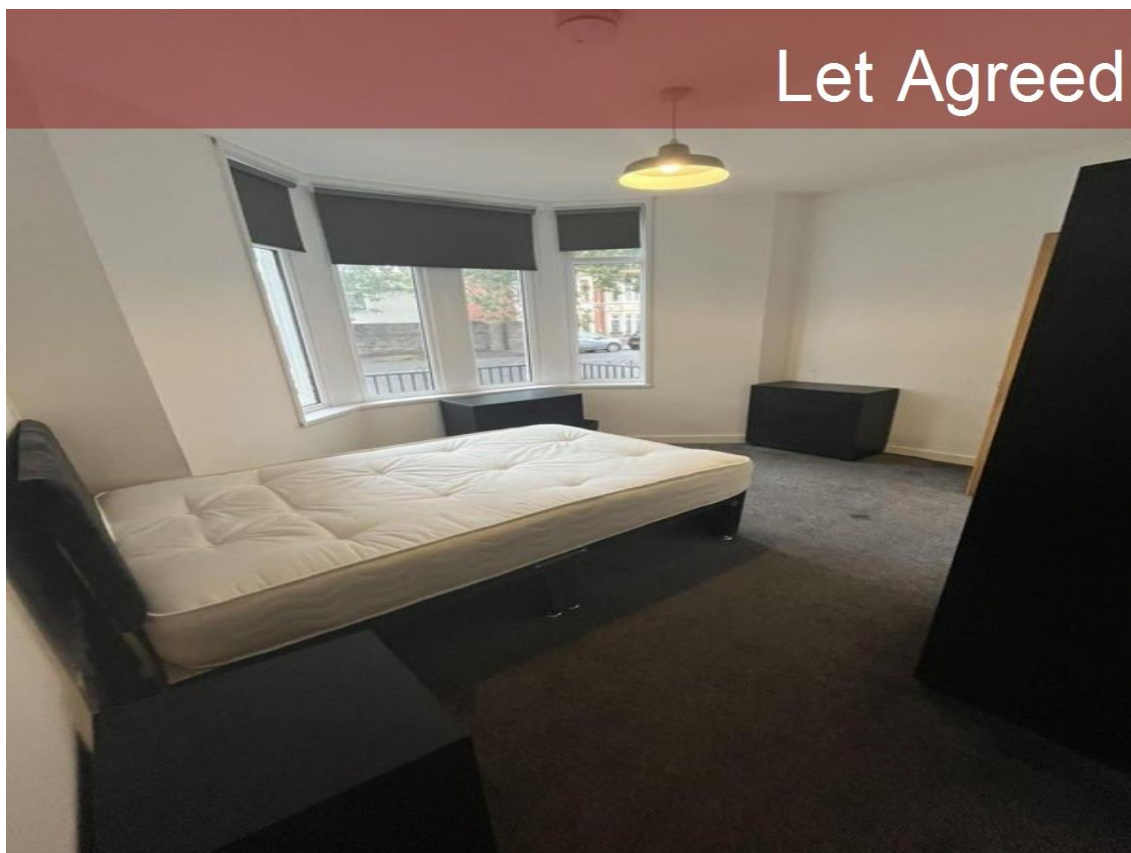
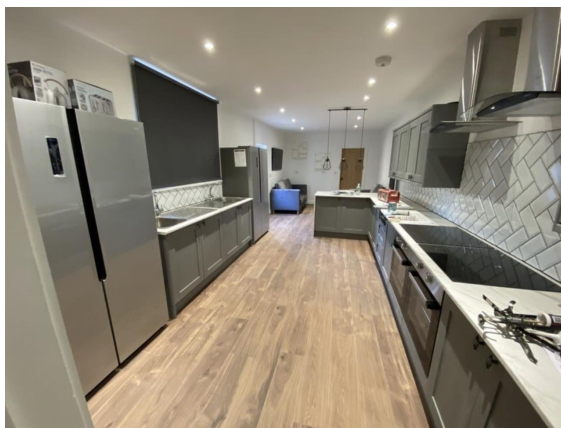
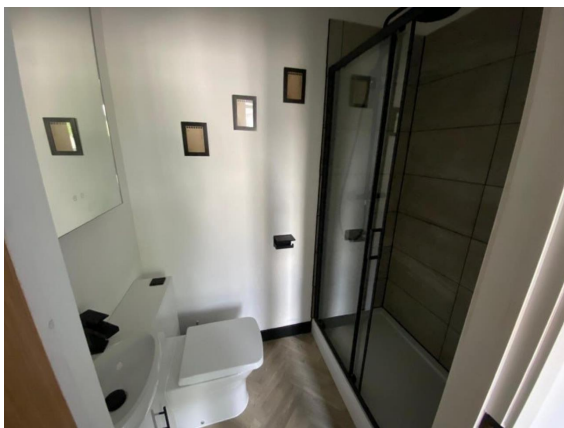


# The Living Room

tlrestates.co.uk



Let Agreed



## Splott Road

, Splott, Cardiff, CF24 2DD

## Rental £700 pcm

Room in 8 bedroom House Share available 01 June 2025

62 Cathays Terrace, , Cardiff, CF24 4HY  
[cardiff@tlrestates.co.uk](mailto:cardiff@tlrestates.co.uk)

**02920 34 10 77**

### Opening Times

Mon 09.00 - 17.30; Tues 09.00 - 17.30  
Wed 09.00 - 17.30; Thurs 09.00 - 17.30  
Fri 09.00 - 17.00; Sat 10.00 - 14.00; Sun Closed

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\* Furnished

## Situation

The Living Room are pleased to present this fantastic 8-bedroom HMO property new to the market. Newly converted, this house really ticks all the boxes if you're looking for a spacious room in a modern, beautifully styled home, in an up and coming area of Cardiff. The house features 6 large ensuite double bedrooms (3 to the ground floor and 3 to the first floor). Additionally, the property has 2 standard double bedrooms in the newly converted attic. These bedrooms share a key-coded bathroom on the first floor ensuring exclusivity of the 'communal' bathroom. The rest of the communal space is grand. The open-plan lounge/kitchen features a bountiful supply of cupboard storage, plenty of cooking facilities for 8 people, a breakfast bar, wall-mounted TV and sofa seating for those cosy movie nights in. To the first floor is a utility room featuring a washing machine and tumble dryer for the tenants to use. The property has gas central heating newly installed throughout ensuring a warm property for all when the temperature drops outside. Splott itself is an up-and-coming area of Cardiff with more and more young professionals and couples moving to the area. With plenty of local shops within walking distance, supermarkets just a short drive away, and generally good bus and transport links, Splott has everything you need as a young professional - including being close to town! Interested in being one of the first tenants to secure a room in this fantastic property? Get in touch today to book your viewing!

## Accommodation

Property Ref: inst-3958

All measurements are approximate.

## Further Information

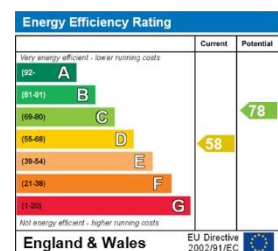
The deposit required is £700

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

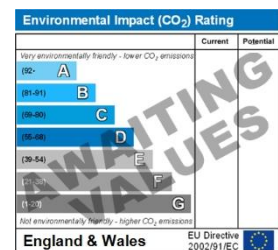
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 28/04/2025

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © The Living Room Letting Agency Ltd, 2025. The Living Room Letting Agency Ltd Registered in Cardiff No. 08266000