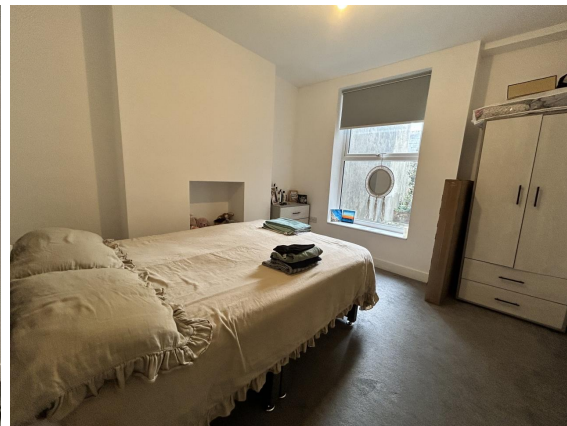


# The Living Room

tlrestates.co.uk



## Longcross Street

, Roath, Cardiff, CF24 0JW

## Rental £1,100 pcm

1 bedroom Flat / Apartment available 01 September 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 bring to the market this recently refurbished 1 bedroom apartment just a short walk from the City Centre. Finished to a beautifully high standard, this flat provides a modern and stylish living space for it's occupants. The block has been freshly decorated with white walls and plush grey carpets throughout. The flat comes fully-furnished with all high quality furniture. As you enter the flat you are greeted by a spacious lounge featuring a sofa and a dining set for you to use. The front bay window has been stylishly coated with privacy film to maintain your privacy but not limit your natural light. The master bedroom is kitted out with a bed, mattress, bedside units, a chest of drawers and a wardrobe which is more than enough to get you started. Down the hallway you have a useful alcove area perfect for hanging coats, storing shoes, and keeping items like your Hoover and mop out of the way. Further on, the bathroom features a stylish rainfall shower head within a large corner shower enclosure, while the kitchen comes fully fitted with all the appliances that you might need. Electric hob and oven, fridge freezer and a washing machine all come included with this flat. The newly installed boiler for your gas central heating comes neatly installed inside a cupboard in your kitchen. At the back of the property is a large private garden perfect for relaxing in the sun when the Welsh weather allows. Longcross Street itself runs just behind the Royal Infirmary on Newport Road, so you really are just a short walk into town and perfectly located if your work is located there. You're also just a stone's throw from City Road, and even just a short Property Ref: inst-4020

All measurements are approximate.

## Further Information

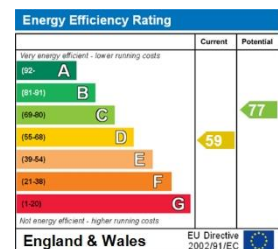
The deposit required is £1,100

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

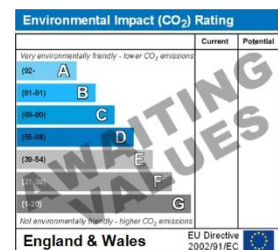
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

## 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 (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 13/08/2025

## 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