



## Harriet Street

CATHAYS  
CARDIFF  
CF24 4BY

**Rent: £4,000 pcm**

8 bedroom House available 01 July 2024  
Holding Deposit and Permitted Payments  
May Apply



- \* Furnished
- \* Dishwasher
- \* Communal Access
- \* Rooms with Double Beds

Garden

- \* Central Heating
- \* Fridge Freezer
- \* Double Glazed
- \* Washing Machine

Situation

STUDENT YEAR 2024/25 Please watch the video tour for this property. <https://youtu.be/Df6ytefzmDw> A fantastic modern property consisting of 8 x double bedrooms in the heart of Cathays, with two bathrooms and an additional W/C. Large lounge with leather sofas. Large open space Garden, Modern kitchen with washer dryer & dishwasher. Great location, within a short walk to the university, the city centre & local shopping areas. To register your interest please use the Rightmove 'Request Details' function. UK based guarantors will be needed. Council Tax band - E

Accommodation

Bathroom (Ground Floor)

Ground floor middle bedroom (Ground Floor)

Hallway (Ground Floor)

Hallway off the kitchen (Ground Floor)

Kitchen (Ground Floor)

Living room (Ground Floor)

Seperate w.c. (Ground Floor)

First floor cloak room (First Floor)

First floor front left room (First Floor)

First floor front right room (First Floor)

First floor middle bedroom (First Floor)

First floor rear bedroom (First Floor)

First floor shower room (First Floor)

Landing (First Floor)

Attic front bedroom (Second Floor)

Attic landing (Second Floor)

Attic middle room (Second Floor)

Attic rear bedroom (Second Floor)

Garden

All measurements are approximate.

Further Information

The deposit required is £0

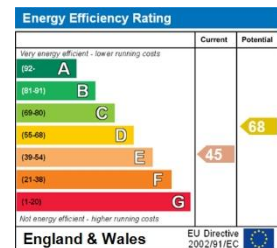
The landlord has requested to include No smoking in the property, The contract holder agrees to pay the rent for the period 16th May 2025 to 30th June 2025 on signing the occupation contract

The landlord is willing to rent this home to Student

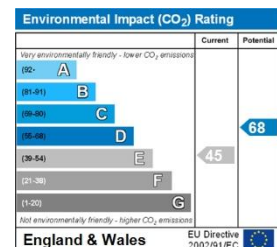
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

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

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 © Pinnacle Property (Cardiff) Ltd, 2024. Pinnacle Property (Cardiff) Ltd Registered in England and Wales No. 3355056