



## Angus Street

Roath  
Cardiff  
CF24 3LY

**Rent: £1,920 pcm**  
4 bedroom House available 01 July 2024  
Holding Deposit and Permitted Payments  
May Apply



- \* Furnished
- \* Central Heating
- \* Double Glazed
- \* Washing Machine

- \* Rooms with Double Beds

#### Situation

STUDENT YEAR 2024/24 - 4 Double bedrooms - 2 Bathrooms - Modern open plan kitchen/living area - Great location for most University campuses and only 5 minutes walk to the shops of Albany road You will need to be full time students or earning at least £20k per annum each and have UK based guarantors to rent this house. Please use the Rightmove 'Request Details' function to register your interest. Council Tax Band - E EPC - D

#### Accommodation

All measurements are approximate.

#### Further Information

The deposit required is £0

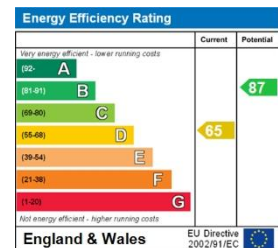
The landlord has requested to include The contract holder agrees to pay the rent for the period 16th May 2025 - 30th June 2025 on signing the occupation contract, No smoking in the property

The landlord is willing to rent this home to Employed, Student

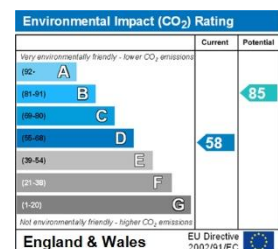
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

#### 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