



Glenroy Street

Roath
Cardiff
CF24 3LA

Rent: £1,590 pcm
3 bedroom House available 01 July 2024
Holding Deposit and Permitted Payments
May Apply



- * Furnished
- * Microwave
- * Double Glazed
- * Washing Machine

- * Central Heating
 - * Fridge Freezer
 - * Broadband Available
- Connect

Situation

STUDENT YEAR 2024/25 Please watch the video tour for this property. <https://youtu.be/Qvk8V-jAIBw> 3 bed property available in Roath, within walking distance to City Road and Albany Road. The property features 3 first floor bedrooms, a cosy living room, separate dining room and modern kitchen. To register your interest use the request details form on Rightmove or alternatively you can book a physical viewing through our website. Please ensure all housemates have watched the video tour and studied the photos first. You will need to be full time students or earning at least £22k per person and each of you will need a UK based guarantor to rent this house. Council Tax Band - D

First Floor Middle

First Floor Rear

Garden

Hall

Kitchen

Landing

Living room (GFM)

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 due for 16th May 2025 - 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 (CO₂) emissions.

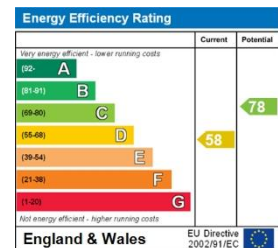
Accommodation

This room is in fact the living room described separately.

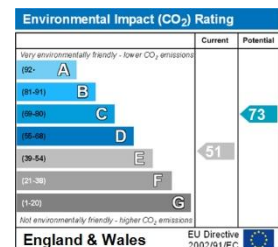
Bathroom 1 (GFR)

Dining room (GFF)

First Floor Front



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