







## **Daniel Street**

Cathays Cardiff CF24 4NY

# Rent: £2,160 pcm

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

30 Richmond Road, Cardiff, , CF24 3AS cardiff@pinnacle-group.com

Opening Times Mon - Thurs 09.00 - 18.00 Fri 09.00 - 17.30 Sat 10.00 - 17.00; Sun Closed

### **Property Brochure**

www.pinnacle-group.com



- \* Furnished
- \* Washing machine
- \* Broadband Connect Available

#### \* Cable Onlv in the Building Situation

STUDENT YEAR 2024/25 Please watch the video tour for this property. https://youtu.be/4qpp9OoKCjk Large quality 4 bed house with separate dinina/study room. All bedrooms have double or 3/4 beds. Leather sofa and Ikea style furniture with a lovely sized kitchen and lounge and a dining room on the ground floor. To register your interest please use the Rightmove 'Request Details' function. You will need to be full time students or earning at least £20k each and each have a UK based guarantor to rent this house. Council Tax Band - E

#### Accommodation

Bathroom 1

First Floor Front

First Floor Middle

First Floor Rear

#### \* Fridge Freezer

- \* Central Heating
- \* Microwave

#### Garden

Ground Floor Front

Ground Floor Middle

Hall

Kitchen

Landing

Living Room

All measurements are approximate.

#### **Further Information**

The deposit required is £0

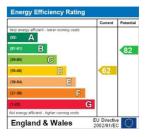
The landlord has requested to include Landlady has asked for no blue tack and cellotape to be used on the walls., Landlady has asked for No Smoking in the house, The contract holder agrees to pay the rent for the period 16th May 2025 to 30th June 2025 on signing the occupation contract

The landlord is willing to rent this home to Employed

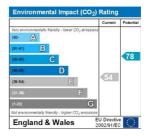
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

#### **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.



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.



#### Creation Date: 18/03/2024

#### Property Ref: inst-18862

IMPORTANT INFORMATION

The Control in PORVIATION For Control on Port of 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