



## Malefant Street

Cathays  
Cardiff  
CF24 4QH

**Rent: £2,120 pcm**  
4 bedroom House available 01 July 2024  
Holding Deposit and Permitted Payments  
May Apply



\* Furnished

**Situation**

STUDENT YEAR 2024/25 Please watch the video tour for this property. [https://youtu.be/SA5-rVf\\_iho](https://youtu.be/SA5-rVf_iho)  
Spacious 4 bedroom house with living room, separate dining room and kitchen. Modern grey carpets and laminate flooring throughout. Good sized back garden gets the sun throughout the day and is ideal for BBQs. There is rear lane access to bring bikes in to the patio area. To register your interest please use the 'Request Details' function. You will need to be a full time student or earning at least £21k per annum and have a UK based home owner guarantor to rent this property. Council Tax band - E

**Accommodation**

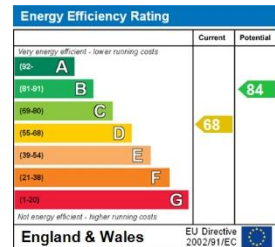
All measurements are approximate.

**Further Information**

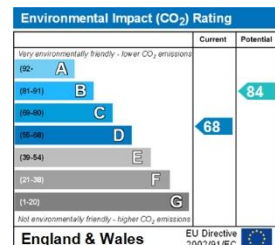
The deposit required is £0  
The landlord has requested to include The last 6 weeks rent is due upon signing the contract (16th May 2025 - 30/06/2025), No smoking in the property  
The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council  
The landlord is willing to rent the property for a minimum of 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.



The environmental impact rating is a measure of a home's impact on the

**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