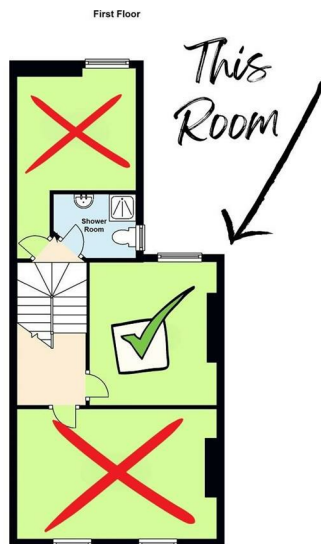




**First Floor, Middle Room, 67 Ferry Road, Cardiff, CF11 7DX**  
**£575 PCM**

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# First Floor, Middle Room, 67 Ferry Road, Cardiff, CF11 7DX

## £575 PCM



### Welcome to Your New Home

Located in the vibrant area of Grangetown, Cardiff, this impressive terraced house on Ferry Road offers a superb double room perfect for working professionals. This fully furnished room is part of a tastefully decorated house share that prides itself on a warm and inviting atmosphere, ideal for those looking to balance professional life with social and leisure time.

### Inviting Communal Spaces

Upon entering the property, you are greeted by a spacious communal lounge that offers a great space for relaxation and social interaction among housemates. The lounge leads to a large kitchen / dining area, which is fully equipped with modern appliances and provides ample space for cooking and dining. It serves as the heart of the home where residents can cook meals and socialise.

### Your Private Retreat

The room available is a double bedroom, thoughtfully laid out and furnished to cater to the needs of a professional looking for comfort and convenience. It comes with all bills included, which covers utilities, internet, making budgeting simple and straightforward.

### Modern Amenities

The property boasts two modern shower rooms, reducing wait times and ensuring privacy and convenience for all occupants. Additionally, there is a charming rear garden, perfect for outdoor relaxation and social gatherings during warmer months.

### A Green Escape

One of the standout features of this location is its proximity to The Marl Park, one of Cardiff's oldest green spaces. This provides an excellent escape from city life with its expansive open spaces and tranquil environment.

### Urban Convenience

The property's location is also strategically placed minutes away from both Cardiff Bay and Cardiff City Centre. These areas are hubs of activity, offering a plethora of dining, shopping, and entertainment options, making it an ideal spot for those looking to enjoy the urban lifestyle.

### Local Amenities and Transport

For convenience, the house is situated near an array of local shops, restaurants, and cafes in Grangetown, providing everything you might need within a short walk. The area boasts excellent transport links, including regular bus services and a nearby train station, facilitating easy commutes to various parts of the city and beyond.

### Exclusively for Professionals

This property does not allow pets, ensuring a clean and allergen-free environment. It is available for rent starting May 24, 2024, and is suited exclusively for professionals who will appreciate and maintain the high standard of living offered.

### Current Residents and Suitability

The house is currently occupied by a diverse group of two male and two female working professionals, creating a balanced and harmonious living environment. Each member is dedicated to maintaining a respectful and tidy household, making it an ideal setting for a like-minded individual. Please note that this rental is suitable for a single occupant only, due to the HMO licence restrictions, and is not suitable for couples.

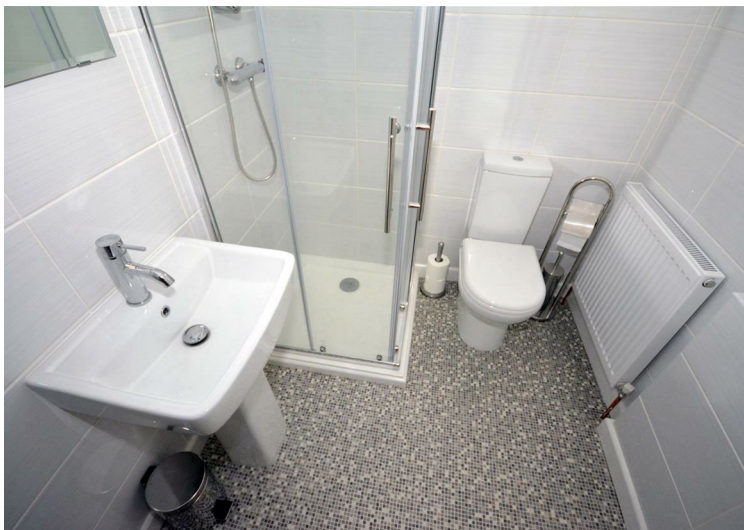
### Financial Terms and Affordability Criteria

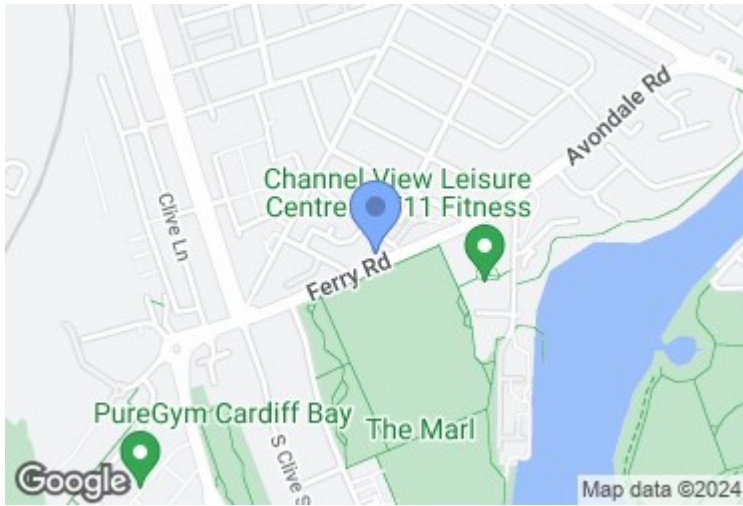
Monthly Rent: £575.00, inclusive of all bills.

Deposit: £675.00, registered and held with the Deposit Protection Service (DPS).

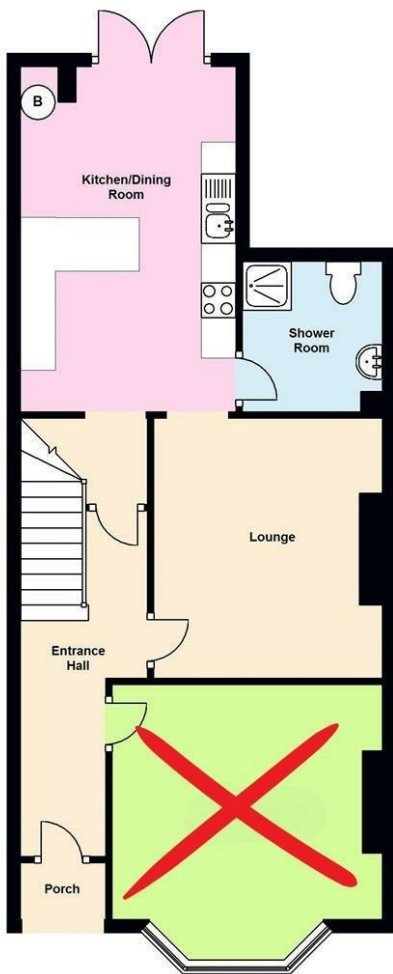
Holding Deposit: £132.18, calculated as the monthly rent divided by 3.45.

Rental Affordability: To qualify, a potential tenant must have an annual income of at least £17,250, calculated as 30 times the monthly rent.

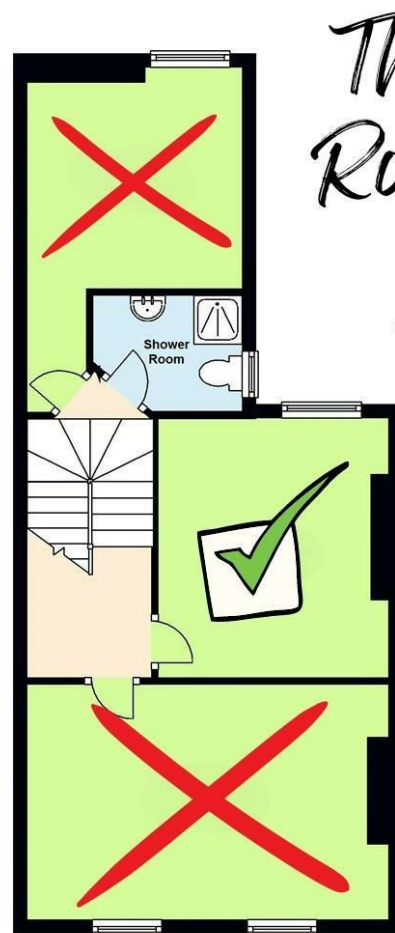




Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs 92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>64</b>	Potential: <b>77</b>
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions 82 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current: <b>64</b>	Potential: <b>77</b>
England & Wales EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.