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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Tewkesbury Street*

CATHAYS

Jeffrey



Comments by Mr Nicky Pearcey

**Property Specialist**  
**Mr Nicky Pearcey**  
 Lettings Negotiator

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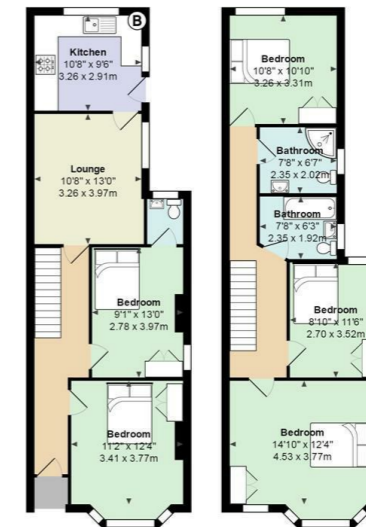


*Spacious five bedroom house which is located perfectly for all major Universities, Roath Park and the City Centre.*

Comments by the Homeowner



Tewkesbury Street, Cathays



Total Area: 1288 ft<sup>2</sup> ... 119.6 m<sup>2</sup>  
 All measurements are approximate and for display purposes only



| 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>                            |                         | 61      |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |



# Tewkesbury Street

Cathays, Cardiff, CF24 4QS

PCM

£2,750 PCM



5 Bedroom(s)



3 Bathroom(s)



sq ft



Contact our  
**Students Branch**

02920 499680

Located on Tewkesbury Street, Cathays - just off Crwys Road is this nicely presented five bedroom house which offers two bathrooms and three toilets - perfect for a group of 5 friends that are looking for something a little smarter than your average five bedroom house in the area. Yours for just £127.00 per person, per week, this furnished house offers bags of space with five large double bedrooms, one of which with private toilet! Two of the bedrooms are downstairs along with a cosy lounge. To the rear of the house and off the lounge is a modern, white-gloss fitted kitchen with gas hob and integrated appliances. The kitchen also comes with access into a neat, paved rear garden with side access into Bruce Street - perfect for bike storage (or one of those BIG shopping trips...) Upstairs are three further spacious bedrooms and two bathrooms - one with bathtub and shower over, the other with extremely large shower suite.

FURNISHED. GAS CENTRAL HEATING. FLOORPLAN AVAILABLE.

COUNCIL TAX BAND of F (not applicable to students.)  
EPC RATING of D

A holding fee of £50 per person will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.





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