

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL



*Daniel Street*

CATHAYS



**Property Specialist**  
**Ms Gemma Simmonite**  
Lettings Negotiator

gemma.simmonite@jeffreycross.co.uk



Daniel Street, Roath



Total Area: 90.7 m<sup>2</sup> ... 976 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Comments by the Homeowner





| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>83</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>65</b>                  |           |
| (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<br>2002/91/EC |           |



# Daniel Street

Cathays, Cardiff, CF24 4NY

PCM  
£2,288 PCM

4 Bedroom(s) 1 Bathroom(s) sq ft



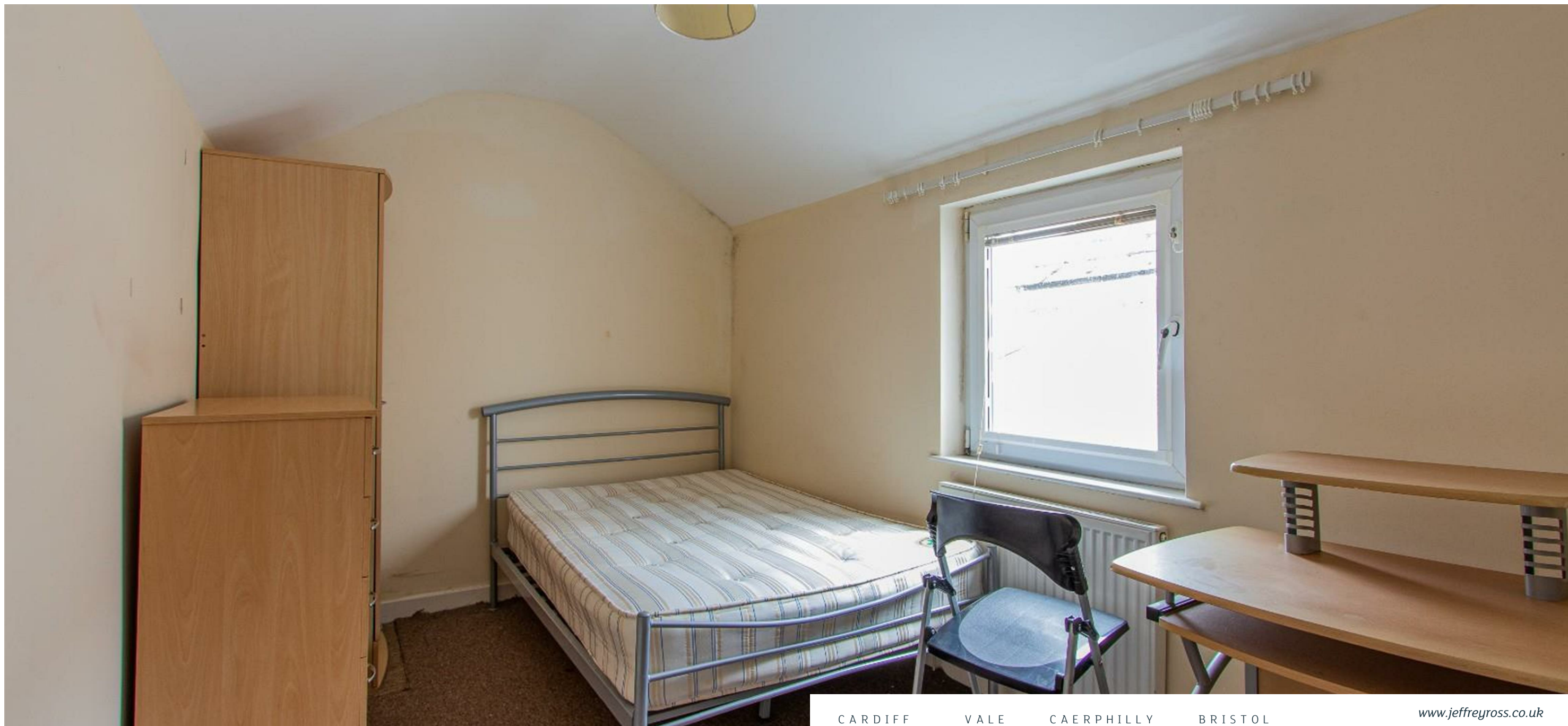
Contact our  
*Students Branch*  
02920 499680

Great student home located in the ever popular Cathays area. Each of the four bedrooms is a double and comes fully furnished! Cosy living room and separate kitchen area is perfect for student living, Daniel Street is such a brilliant location because of its closeness to all the needed amenities! Within walking distance to Crwys Road and the City Centre.

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.





CARDIFF

VALE

CAERPHILLY

BRISTOL

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)