

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



CATHAYS TERRACE  
CATHAYS

# CATHAYS TERRACE

CATHAYS, CF24 4HU - £3,900 PCM

6 bedroom(s) 2 bathroom(s) 1936.00 sq ft

On Cathays Terrace in the heart of Cathays and within walking distance of the SU, City Centre, main campus AND University Hospital is this brilliant 6 bedroom house! Cathays Terrace is perfectly located for all the benefits that Cathays has to offer and the house offers great space and and two excellent living areas. All 6 bedrooms are a generous sized double with double bed, mattress and all of the required trimmings (desk etc) and the property further benefits from two bathroom suites. Perfect for a big, social group.

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.



## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>80</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>51</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 |           |

## PROPERTY SPECIALIST

Faith Myers  
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Administrator