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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Colum Road*

CATHAYS

JeffreyR



Comments by Mr Rhys Carter



**Property Specialist**  
**Mr Rhys Carter**  
Senior valuer

rhys.carter@jeffreyross.co.uk



### Colum Road, Cathays



Total Area: 1002 ft<sup>2</sup> ... 93.1 m<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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	75
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



# Colum Road

Cathays, Cardiff, CF10 3EG

PCM

£1,830 PCM



3 Bedroom(s)



3 Bathroom(s)



sq ft



Contact our  
**Students Branch**

02920 499680

Centrally located in Cathays and just a 5 minute walk into the City Centre and 3 from the students union is this fantastic rental opportunity. Located on Colum Road, this superb three bedroom, three bathroom (all ensuite) apartment is split over two levels and has the feel of a house and the luxury that is offered in a brand new renovation. The finish is superb with open-plan lounge / kitchen with gas hob, dining table, washing machine, tumble dryer and wall mounted TV. A separate WC is located off the lounge and an extremely spacious bedroom is positioned to the rear. Two further large bedrooms are located on the second floor (see floor plan for measurements) and each bedroom offers private ensuite bathroom. To the rear of the property is a small courtyard. Perfect for three friends who are looking for true quality in Cathays.

The property further benefits gas central heating, excellent standard of furnishings and street parking.

£141 per person, per week

EPC RATING of C

COUNCIL TAX BAND of D (not applicable to students)

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.





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