

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



MALEFANT STREET
CATHAYS

MALEFANT STREET

CATHAYS, CF24 4QH - £4,399 PCM

7 bedroom(s) 2 bathroom(s) sq ft

JeffreyRoss are delighted to partner with StudentCribs and to offer some lovely houseshare options in Cathays and Roath! This 7 bedroom student house would make the perfect home for a large group of friends looking to live together in their final years of University. Spread over three floors, this Student Crib is extremely spacious and comes fully furnished.Each of the 7 bedrooms comes with a double bed, desk and chair so you can work from home and plenty of storage and wardrobe space for your belongings.The lounge and kitchen are spacious and open plan, perfect for communal living. The living area also comes comfy sofas and a flatscreen television, perfect for relaxing after a long day on campus and the kitchen comes fully equipped with modern appliances including a dishwasher and washing machine. The student house also has its own garden.

Malefant Street is a very popular location to live in for students from both Universities as they are both accessible by bus in under 20 minutes. The bus links around the Cathays area are extremely regular and reliable. Cathays train station is also just a short journey away and there are locals stores a few streets away.Cardiff city centre is just a 15 minute bus ride away, meaning you're close enough to be a part of the busy city life and enjoy the shops, bars, restaurants, pubs and clubs, but also be far enough away to have some peace while trying to study!

EPC RATING of D

A holding fee of one weeks' rent 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.



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

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Lettings

