

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



MONTHERMER ROAD  
CATHAYS



# MONTHERMER ROAD

## CATHAYS, CF24 4QX - £2,059 PCM PCM

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

Very nicely-presented throughout is this spacious five bedroom house on Monthermer Road, Cathays - just off Crwys Road and therefore very well-located for all of Cardiff's major (and minor!) University buildings. Offering five large double bedrooms, bright and smartly presented, open plan lounge / kitchen (with gas hob and great worktop space) the property is a great opportunity as is a late comer to the rental market this year. Upstairs are two bathrooms, one with with shower over and one free-standing shower - handy for the early morning rush! The landlady has provided some really nice furniture too making this a really cool, five bedroom home in the heart of Cathays!

£95 per person, per week.

EPC RATING of D

AVAILABLE 1ST JULY 2023

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	69
(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	

PROPERTY SPECIALIST

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Administrator