

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



MINISTER STREET  
CATHAYS

# MINISTER STREET

## CATHAYS, CF24 4HR - £1,300 PCM PCM

 4 bedroom(s)  2 bathroom(s)  912.00 sq ft

BRAND NEW, FOUR BEDROOM, TWO BATHROOM HOUSE IN CATHAYS! Under a full refurbishment is this excellent opportunity to rent this brand new four bedroom house on Minister Street, Cathays - just a 10 minute walk from the SU and 15 from the City Centre. The property benefits from four good sized bedroom and two downstairs shower rooms. Nicely furnished and benefits a good sized garden. Be the first to live in the house!

Please note, the photographs shown are of the house next door which is owned by the same landlord and has also been renovated in the summer of 2020. Whilst the house that is available is extremely similar, please use the photos for guidance, only.

EPC RATING of D

AVAILABLE OCTOBER 2020

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>67</b> | <b>87</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (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 |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

PROPERTY SPECIALIST

Miss Sian Griffiths  
sian@jeffreyross.co.uk

Lettings

### Minister Street, Cathays



Total Area: 83.1 m² ... 894 ft²  
All measurements are approximate and for display purposes only