



Bedford Street , Roath, Cardiff, CF24 3BZ
£1,500 pcm | Available 18 July 2025 | 3 bedroom



- **Furnished**
- **All Double Bedrooms**
- **Great location**
- **Laminate Flooring**
- **High Standard**
- **EPC Rating D**

**** THREE BEDROOMS ** FURNISHED ** AVAILABLE FOR 2025/2026 ACADEMIC YEAR** FANTASTIC LOCATION ****

Description

James Douglas Sales and Lettings is delighted to offer this fantastic 3 bed flat to rent. situated on the quiet Bedford Street in the heart of Roath, within close proximity to the abundance of shops and restaurants that City road has to offer, and just a 10 minute commute into the City Centre. The property itself consists of an open plan kitchen/lounge, with 3 good sized bedrooms and is fully furnished. One bedroom has a full en-suite, and another a shower room, with another main bathroom. The flat also benefits from on street parking.

Key Details

Monthly Rent: £1,500.00

Deposit: £1,600.00

Holding Deposit: £344.00

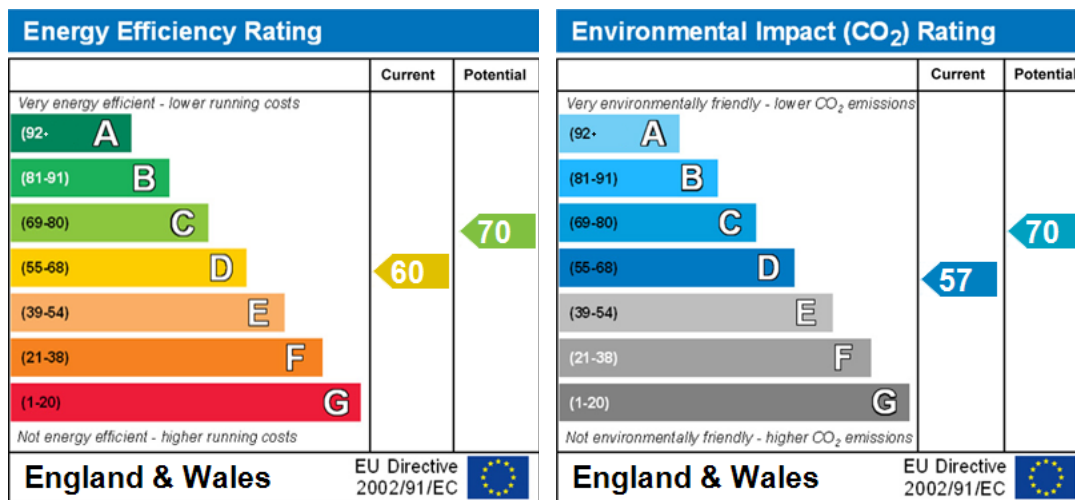
EPC Rating: D

Council Tax Band: C

Building Materials: Brick

Sewerage Supply: Mains sewerage

Broadband Coverage: Virgin Media, Openreach, 7 Mbps to 1000 Mbps



Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to James Douglas)

- Holding Deposit: One week's rent
- Security Deposit: Usually a deposit equivalent to 5 weeks rent will be charged, except where the annual rent exceeds £50,000 (deposit equivalent to 6 weeks rent) or a pet is agreed at the property (additional deposit of £100 per pet)
- Rent Arrears. Chargeable from 7 days arrears, calculated on the interest at 3% above Bank of England base rate
- Payment for a breach of the tenancy agreement up to the prescribed limit

During the tenancy (payable to the landlord/managing agent if permitted and applicable)

- Utilities: gas, electricity, water
- Communications: telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

Other permitted payments

- Any other permitted payments, not included above, under the relevant legislation including contractual damages and for the loss of a key or other security device

Tenant protection: James Douglas Sales & Lettings and Student Living by James Douglas are members of Propertymark and Lonsdale Insurance Brokers Ltd (client money protection schemes), and members of The Property Ombudsman redress scheme. You can find more details on our website.

If you wish to rent a property as a company tenant, there is a £300 application fee.