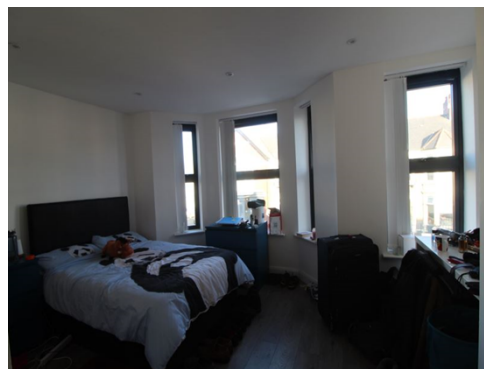




Monthermer Road , Roath, Cardiff, CF24 4QY
£3,750 pcm | Available 07 July 2025 | 7 bedroom



- **Furnished**
- **Open lounge / kitchen**
- **Laminate Flooring**
- **Student property**
- **On Street Parking**
- **Central Heating**
- **En-suite bathrooms**
- **EPC Rating C**

**** 7 Bedroom ensuite house to Let** Available for July 2025/2026 Academic year** Fully Furnished** Brilliant Location****

James Douglas are thrilled to offer this brilliant 7 bedroom, all ensuite shared house. This beautiful property is situated on Monthermer Road, which is in between Heath Hospital and the University in Cathays, making it optimal house for individuals studying distinct courses. This property benefits of 7 spacious double rooms, with all en-suite bathrooms along with fully furnished bedrooms which include, built in wardrobe, desk and double bed. This property also comprises of a spacious open plan kitchen/ living room with an integrated dishwasher, washer/ dryer and 2 large fridge freezers. On street parking is also available. This property is available for both professionals as well as students for the academic year of July 2025/2026

Key Details

Monthly Rent: £3,750

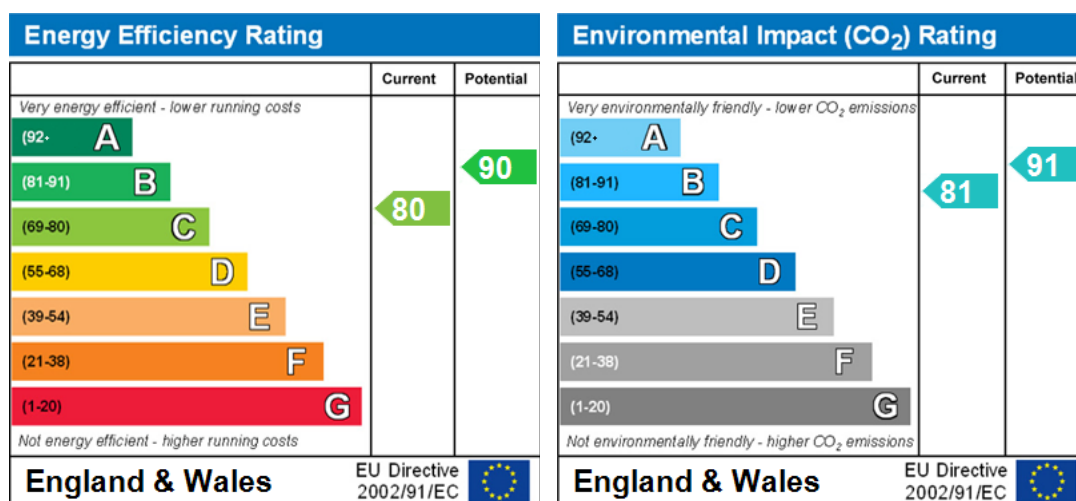
Deposit: £3,850

Holding Deposit: £862

EPC Rating: D

Council Tax Band: F

Building Materials: Brick



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.