



West Grove , Roath, Cardiff, CF24 3AN
£670 pcm | Available 15 July 2025 | 1 bedroom



- **Furnished**
- **Close to City Centre**
- **Water Included**
- **High Standard**
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- **EPC Rating D**

****DOUBLE BEDROOM WITH EN-SUITE** SHARED HOUSE** AVAILABLE 15th JULY**GAS , ELECTRIC, WATER & COUNCIL TAX INCLUDED****

Description:

James Douglas are delighted to offer this generously size double room close to Cardiff University and the city centre. The property comprises of a large kitchen, with an additional two kitchens, two washing machines and a choice of gas or electric ovens and hobs. Two shower rooms and an additional WC. The room itself has a double bed, desk and chair, wardrobe, chest of drawers, and an en-suite bathroom with shower. The property is offered fully furnished to an exceptional standard, and the rent is inclusive of gas, water and electricity.

Key Details

Monthly Rent: £670

Deposit: £770

Holding Deposit: £154

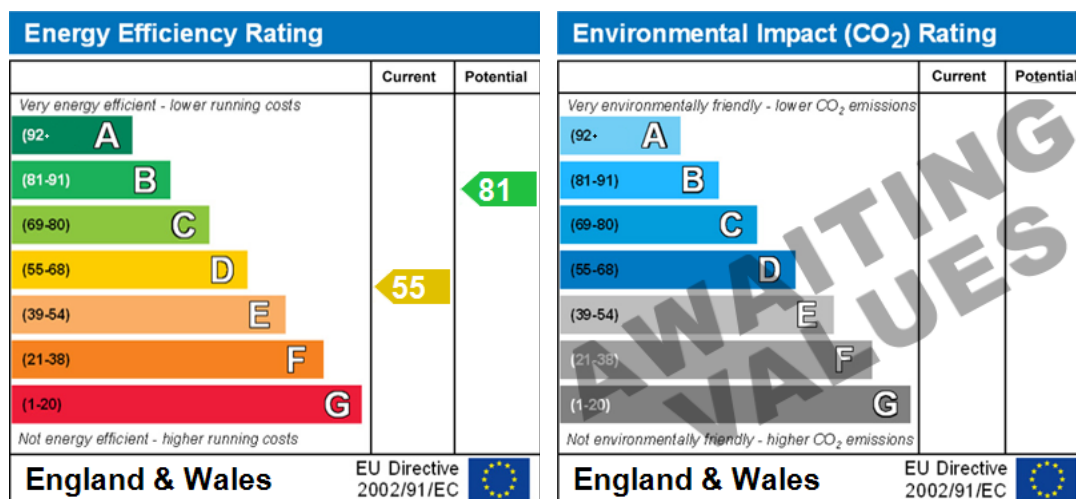
EPC Rating: <https://find-energy-certificate.service.gov.uk/energy-certificate/9408-6079-7207-1134-9994>

Council Tax Band: <https://www.gov.uk/council-tax-bands>

Building Materials: Brick

Sewerage Supply: Dwr Cymru (Welsh Water)

Broadband Coverage: Up to 330mps



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.