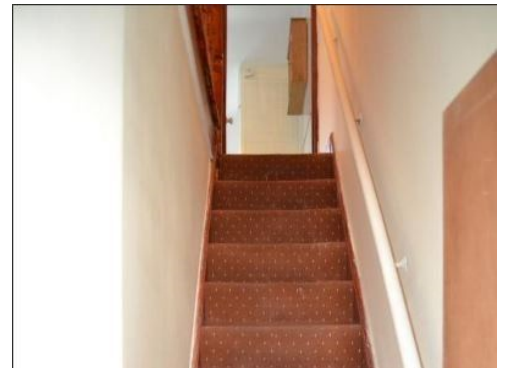




Treharris Street , Roath, Cardiff, CF24 3HQ  
£960 pcm | Available 08 September 2025 | 2 bedroom



- Furnished
- Close to local amenities
- All Double Bedrooms
- Double Glazed
- Top Floor
- EPC Rating D

**\*\* TWO BEDROOM FLAT \*\* FURNISHED \*\* AVAILABLE FROM 8TH AUGUST \*\* CLOSE TO LOCAL AMENITIES \*\***

James Douglas are delighted to offer this fantastic 2 bedroom flat to rent. The property is in a fantastic location, close to plenty of local amenities and public transport. The property itself consists of 2 bedrooms and 1 bathroom with a spacious open plan kitchen/lounge. The flat also benefits from on street parking.

**Key Details**

Monthly Rent: £960.00

Deposit: £1,060.00

Holding Deposit: £220.00

EPC Rating: D

Council Tax Band: B

Building Materials: Brick

Sewerage Supply: Mains sewerage

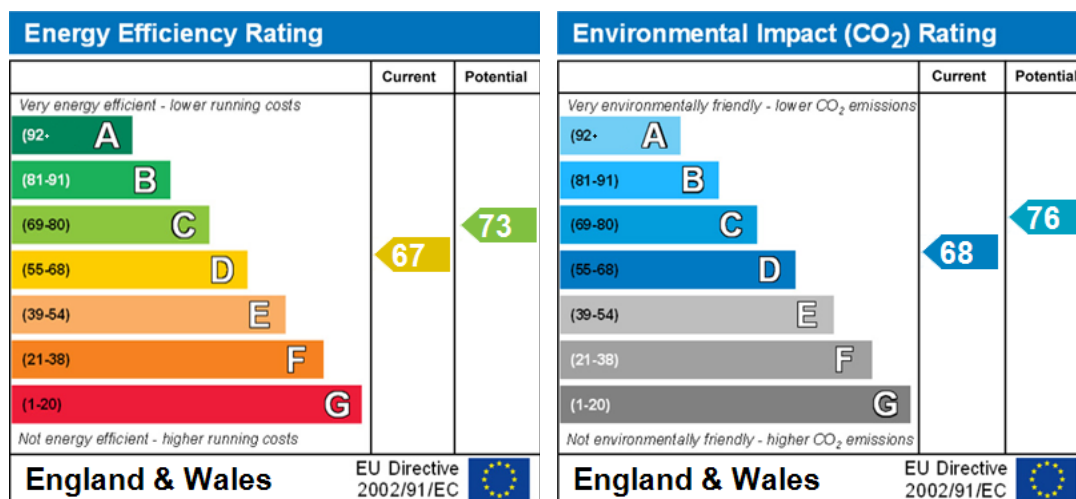
Broadband Coverage: Openreach and Virgin Media 4 Mbps to 1000 Mbps

Mobile Coverage: No known issues

Utility Supplies: Electrical supply - Octopus Energy & gas central heating - Octopus Energy

Water Supply: No water meter

Parking Status: On street parking



**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.**