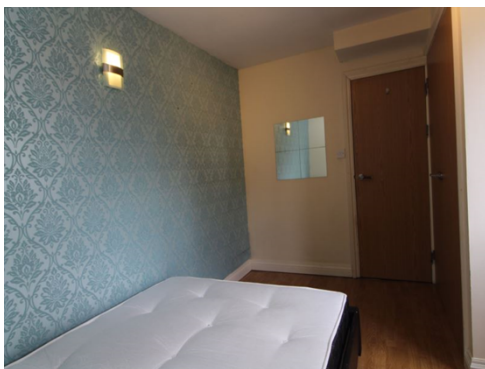




**Monthermer Rd , Roath, Cardiff, CF24 4RA**  
**£820 pcm | Available 26 August 2025 | 1 bedroom**



- **Furnished**
- **Close to local amenities**
- **Close to Roath Park Lake**
- **Excellent Living Space**
- **Great Transport Links**
- **Open lounge / kitchen**
- **Fully Furnished**
- **EPC Rating C**

**\*\* ONE BEDROOM \*\* FURNISHED \*\* AVAILABLE AUGUST 26th \*\* FANTASTIC LOCATION \*\***

James Douglas Sales and Lettings is pleased to present a wonderful one-bedroom ground-floor flat available for rent. This property is ideally located just a brief stroll away from the diverse shops, eateries, and takeaways along the well-regarded Crwys and Whitchurch Roads in Cardiff. The flat features a contemporary open-plan kitchen and lounge area, a comfortable double bedroom, and a bathroom equipped with a shower over the bath. It is being offered fully furnished to a high specification. Additionally, residents will benefit from the convenience of on-street parking.

### Key Details

Monthly Rent: £820

Deposit: £920

Holding Deposit: £188

EPC Rating: C

Council Tax Band: B

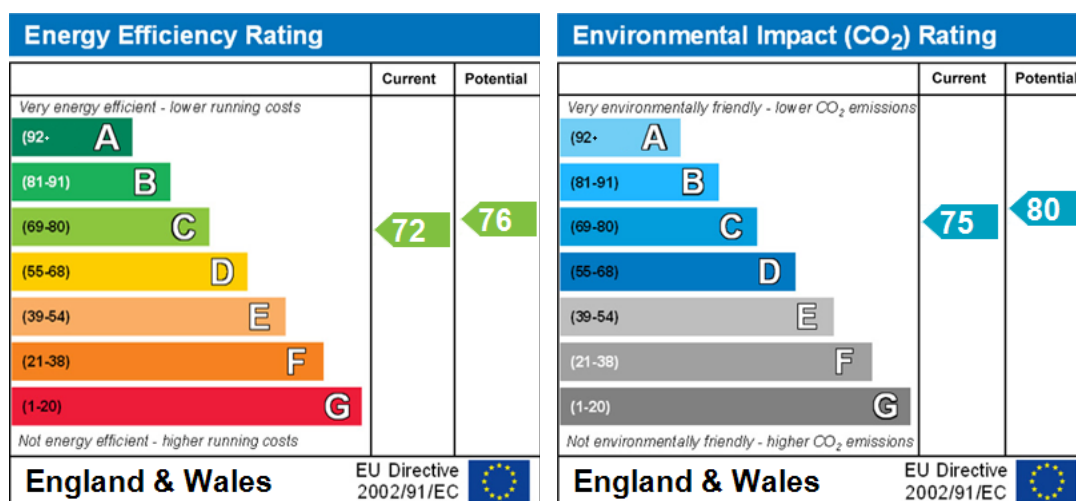
Building Materials: Brick

Sewerage Supply: Mains sewerage

Broadband Coverage: Virgin Media, Openreach 3 Mbps to 1000 Mbps

Mobile Coverage: Limited EE Voice and Data, limited O2 and Vodafone Data, no other known issues

Utility Supplies: Electrical supply and gas central heating



### 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.**