



Shirley Road , Roath , CF23 5HL  
£1,250 pcm | Available 11 July 2025 | 2 bedroom



- Furnished
- On Street Parking
- Fantastic Location
- All Double Bedrooms
- Spacious
- EPC Rating  
[[EPCImages.EERImage.CurrentAsLetter]]

**\*\* TWO BEDROOMS \*\* FURNISHED \*\* AVAILABLE FROM \*\*12TH SEPTEMBER\*\* FANTASTIC LOCATION \*\***

James Douglas is delighted to offer this fantastic 2 bed flat to rent. The property is in a fantastic location being only a short walk from plenty of local shops and restaurants. The property itself consists of a good sized living room, fitted kitchen, two double bedrooms and a bathroom with a bath & shower. The house also benefits from on street parking.

### Key Details

Monthly Rent: £1,250

Deposit: £1,350

Holding Deposit: £287

EPC Rating: C

Council Tax Band: D

Building Materials: Brick

Sewerage Supply: Mains sewerage

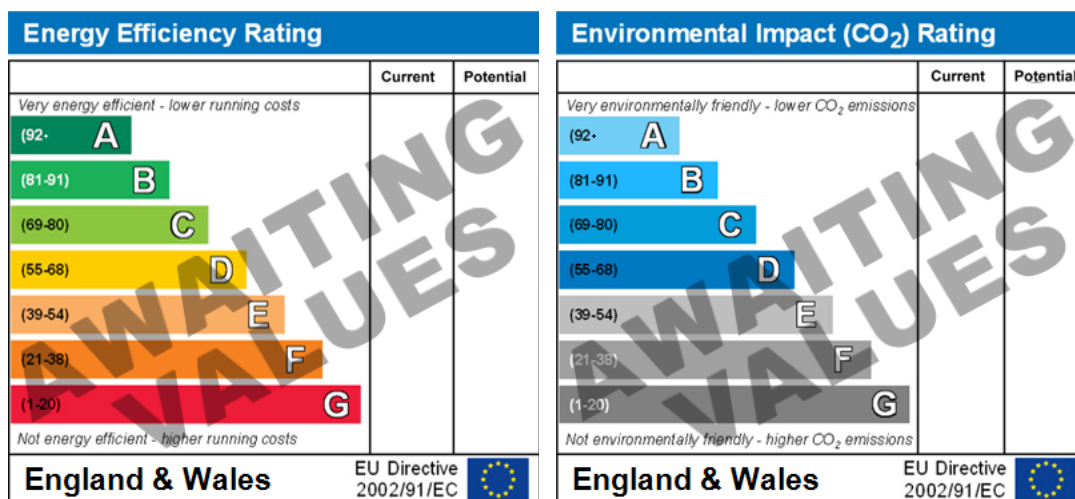
Broadband Coverage: Virgin Media, Openreach 1 Mbps to 1000 Mbps

Mobile Coverage: Voice: Limited (EE, O2, Vodafone), Data: Limited (O2 and Vodafone) None (EE)

Utility Supplies: Electrical supply and gas central heating

Water Supply: No Water meter

Parking Status: On street permit



### 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.**