



West Grove , Roath, Cardiff, CF24 3AN
£660 pcm | Available 10 November 2025 | 1 bedroom

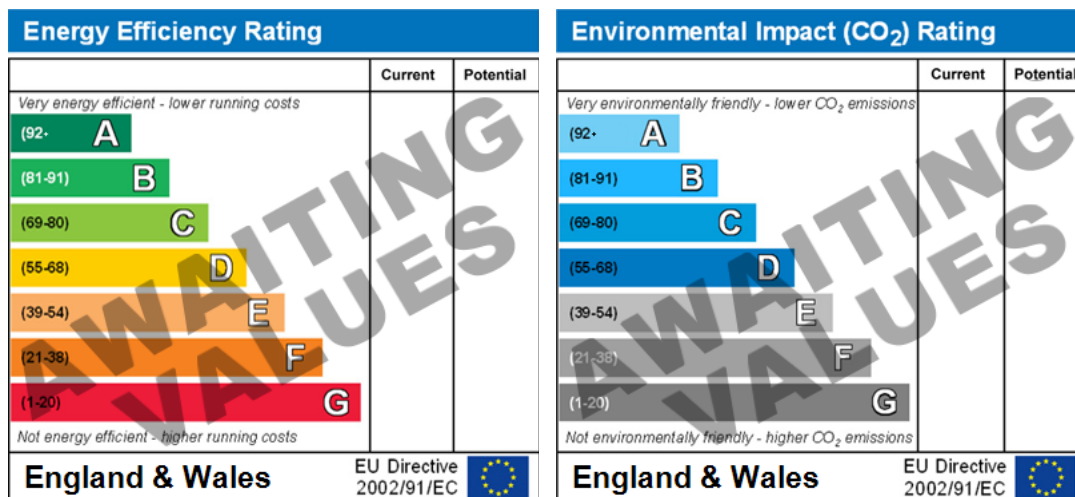


- Furnished
- Close to City Centre
- Double Bed
- Close to Roath Park Lake
- Fantastic Location
- En-suite bathrooms
- Large Garden
- Generous Kitchen
- EPC Rating G

****MODERN HOUSE SHARE** **SPACIOUS DOUBLE BEDROOM**EN-SUITE**GAS, ELETRIC, WATER & COUNCIL TAX INCLUDED****

This property has recently been refurbished to a very high standard. This property comes part furnished with en-suite bathroom . This room is suitable for both professionals and students alike. Benefits include location being in close proximity to Cardiff City centre and Roath Park Lake.

Monthly Rent: £660.00
 Deposit: £760.00
 Holding Deposit: £174.00
 EPC Rating: D
 Council Tax Band: G
 Building Materials: Brick
 Sewerage Supply: Mains
 Building Materials: Brick
 Sewerage Supply: Dwr Cymru (Welsh Water)
 Broadband Coverage: Up to 330mps
 Mobile Coverage: No known issues
 Utility Supplies: Electrical supply & 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.