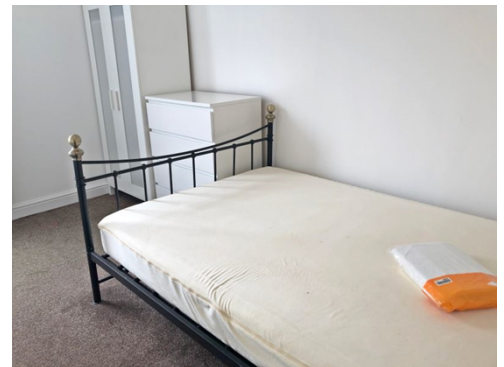
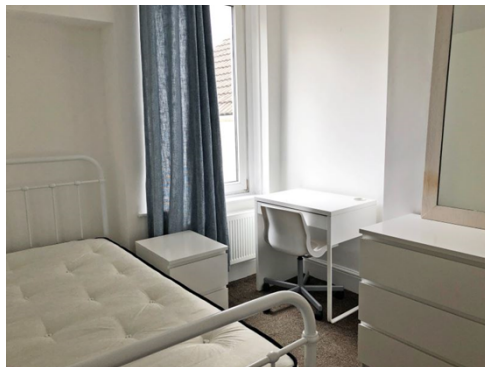
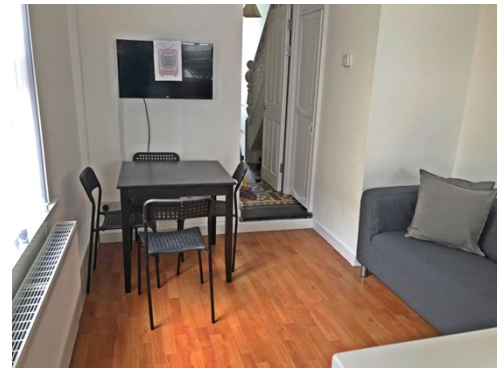




**Malefant Street , Cathays , Cardiff , CF24 4QE**  
**£2,500 pcm | Available 03 July 2026 | 5 bedroom**



- **Furnished**
- **All Double Bedrooms**
- **Fully Furnished**
- **duplex**
- **Double Glazed**
- **Close to Roath Park Lake**
- **Close to local amenities**
- **EPC Rating G**

**\*\* AVAILABLE 3RD JULY 2026 \*\* FIVE DOUBLE BEDROOMS \*\* FURNISHED \*\* GREAT LOCATION \*\***

James Douglas are delighted to offer this five double bedroom, fully furnished, mid terrace house in Cathays to rent. The property is in a fantastic location being only a short distance from Cardiff city centre and university. The property itself consists of large open plan kitchen/lounge, two bathrooms and five double bedrooms and is modernised throughout. The house also benefits from an enclosed rear garden. On street parking available.

#### Key Details

Monthly Rent: £2,500.00

Deposit - £2,600.00

Holding Deposit - £574

EPC - D

Council Tax Band: E

Building Materials: Unknown

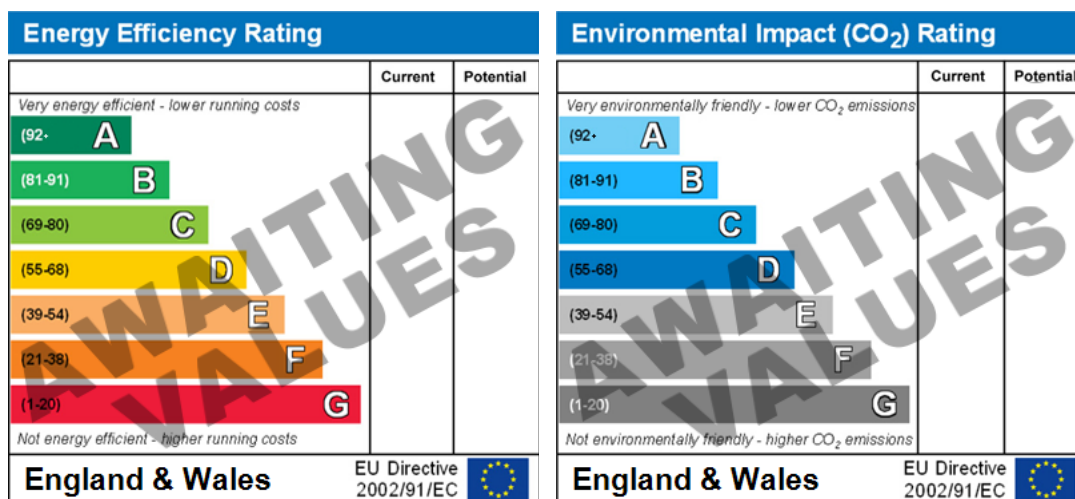
Sewerage Supply: Mains Sewerage

Broadband Coverage: Virgin Media & Openreach - Standard to Ultrafast speeds available

Mobile Coverage: No know issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Unknown if it is metered or unmetered



#### 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.**