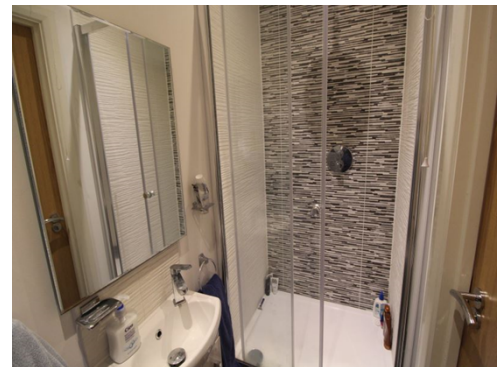




Cyprian House , Monthermer Road, Roath, CF24 4QY
£3,850 pcm | Available 20 November 2025 | 7 bedroom



- **Furnished**
- **On Street Parking**
- **Close to city centre**
- **Open lounge / kitchen**
- **En-suite bathrooms**
- **EPC Rating**
[[EPCImages.EERImage.CurrentAsLetter]]

****AVAILABLE FROM 3RD OF JULY 2026 ** A STUNNING SEVEN BEDROOM PROPERTY**ALL EN-SUITE ROOMS****

James Douglas Sales & Lettings are proud to offer this absolutely stunning 7 bedroom STUDENT property situated on Monthermer Road in Cardiff. The property is ideally located between the Heath Hospital and the University main building in Cathays making it the ideal house for a group of students. The property boasts 7 large bedrooms complete with en-suite bathrooms. The bedrooms all include a built in wardrobe, desk and double bed. A large open plan kitchen/ living room complete with integrated dishwasher, washer/dryer and 2 large fridge freezers.

Rent: £3850.00

Deposit: £3950.00

Holding Deposit: £885.00

EPC: C

Council Tax Band: F

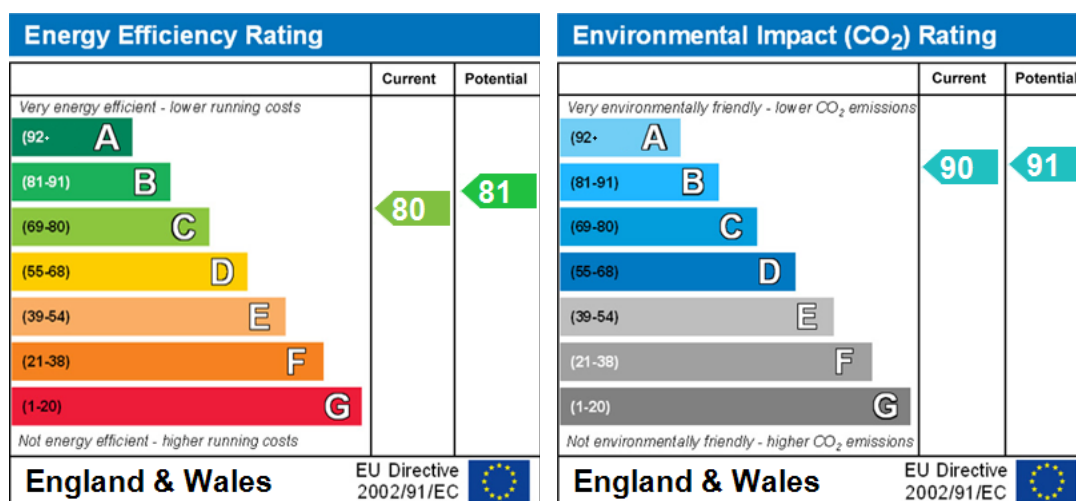
Building Materials: Brick

Sewerage Supply: MAINS

Broadband Coverage: Standard to ultra fast available

Mobile Coverage: EE, Three, O2, Vodafone provider available, issues may vary with other providers

Utility Supplies: Electric- Octopus Energy/ Gas - Octopus Energy Limited



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.