



**Cwmdare Street , Cardiff, CF24 4JY**  
**£1,600 pcm | Available Now | 3 bedroom**



- **Furnished**
- **Generous Kitchen**
- **Beautifully Presented**
- **Close to local amenities**
- **Modern Kitchen**
- **Modern Throughout**
- **EPC Rating**  
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**\*3 BEDROOMS\*\*UNFURNISHED\*\*AVAILABLE NOW\*\*NEWLY REFURBISHED\*\***

James Douglas are delighted to offer this fantastic 3 terraced house to rent. The property is in a fantastic location on Cwmdare street in Cathays. The property is surrounded by plenty of local amenities, and a short walk to Cathays train station as well as local schools. The property boasts 2 double bedrooms, 1 single bedroom and an upstairs family bathroom. Downstairs the property benefits from an open plan living dining area as well as a generously sized new kitchen benefitting from plenty of natural light from the above skylights. The property also has a rear garden which can be accessed via the single or double doors in the kitchen. The property has permit parking subject to council approval.

Monthly Rent: £1600.00

Deposit: £1700.00

Holding Deposit: £367.00

Council Tax Band: E

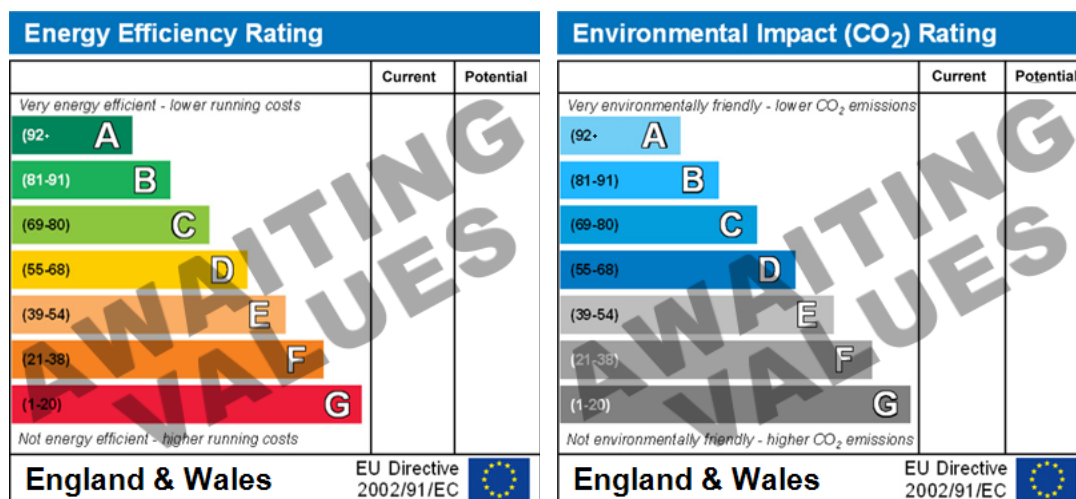
Building Materials: Brick

Sewerage Supply: Ask agent

Broadband Coverage(Internet is NOT included in the rent): Virgin Media & Openreach is the suggested provider with up to 1800Mbps download speed and 220 Mbps upload speed

Mobile Coverage: No known issues, 5G is predicted to be available in this area with some known providers

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.**