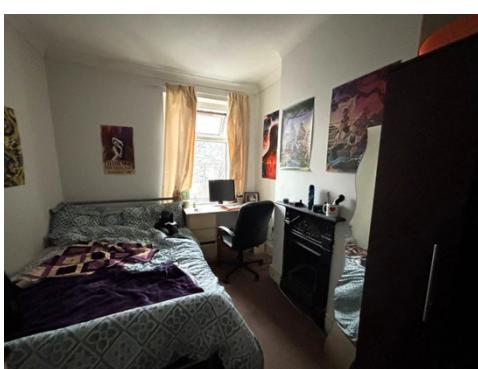




Cottrell Road, Cardiff, CF24 3EZ

£1,800 pcm | Available 13 February 2026 | 4 bedroom



- Furnished
- Student property
- All Double Bedrooms
- Four Bedrooms Available
- Impressive Property
- EPC Rating G

## \*\*STUDENT FOUR BEDROOM HOUSE\*\*FURNISHED\*\*AVAILABLE FROM 3RD OF JULY\*\*

James Douglas Sales and Lettings is delighted to offer this fantastic 4 double bedroom mid-terrace student house to rent. The property is situated in Roath surrounded by many local amenities and a short walk to Cathays train station. The property consists of 4 double bedrooms, lounge, kitchen and a ground floor wet room. The property also boasts a rear garden and on street permit parking is available subject to council approval.

Monthly Rent: £1800.00

Deposit: £1900.00

Holding Deposit: £431.00

EPC Rating: D

Council Tax Band: N/A

Building Materials: Brick

Sewerage Supply: Ask Agent

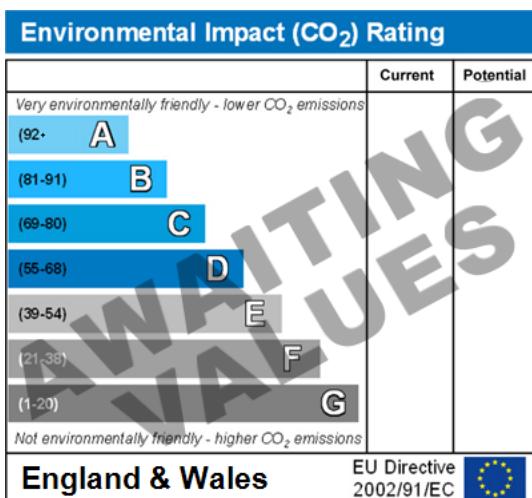
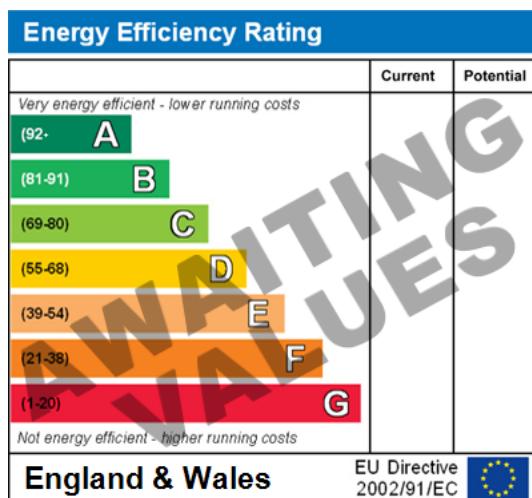
Broadband Coverage: Openreach is the suggested providers with upload speeds up to 220Mbps and download speeds up to 1800Mbps

Mobile Coverage: Most major network providers are predicted to be able to provide 5G in this area

Utility Supplies: Electrical Supply & Gas Central Heating

Water Supply: Ask agent

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.