



Coburn street , Cathays, Cardiff, CF24 4BS  
£670 pcm | Available 03 July 2026 | 1 bedroom



- **Furnished**
- **All Double Bedrooms**
- **Bills Included**
- **Generous Kitchen**
- **Garden**
- **EPC Rating G**

**\*\* AVAILABLE FROM JULY 2026 \*\*DOUBLE BEDROOM\*\* FURNISHED \*\* GREAT LOCATION \*\*BILLS INCLUDED\*\*STUDENT PROPERTY\*\***

James Douglas are delighted to offer 1 of 6 double bedrooms in this 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 modern kitchen/lounge, along with 5 En-suite bedrooms and the sixth bedroom has a separate bathroom. The house also benefits from an enclosed rear garden. On street permit parking is available subject to council approval.

Monthly Rent: £670.00

Deposit - £770.00

Holding Deposit - £154.00

EPC - C

Council Tax Band: Ask Agent

Building Materials: Unknown

Sewerage Supply: Mains Sewerage

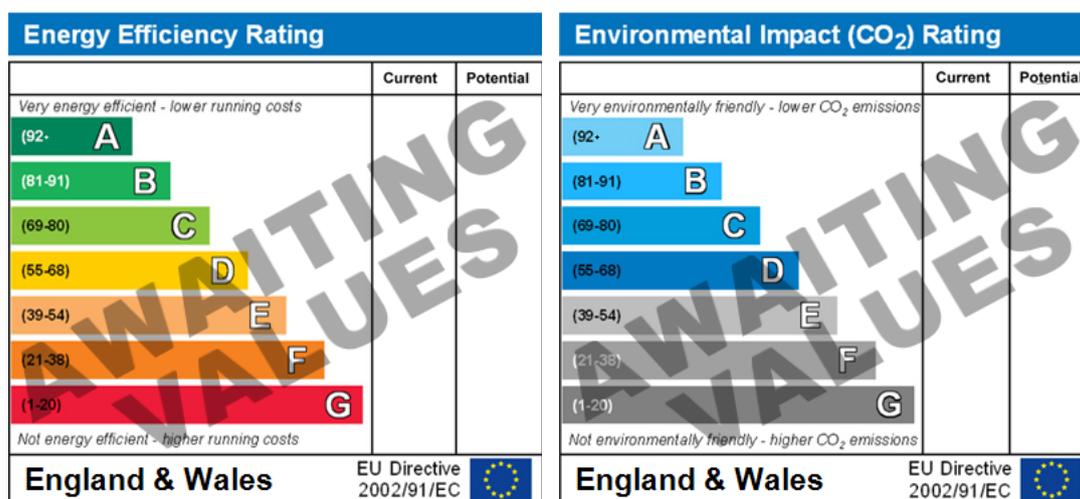
Broadband Coverage: Virgin Media & Openreach - Standard to Ultrafast speeds available

Mobile Coverage: No know issues

Current Electricity Supply: Tru Energy

Heating: Gas central heating - Tru Energy Limited

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.**