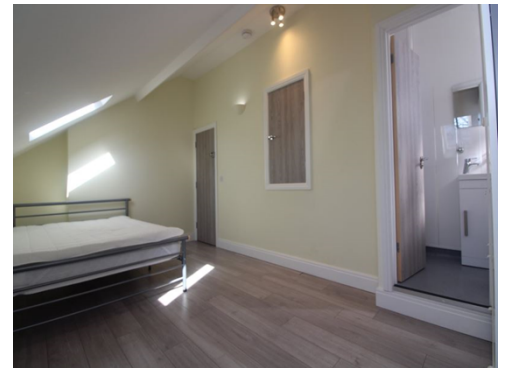




**West Grove , Roath, Cardiff, CF24 3AN**  
**£680 pcm | Available 01 September 2026 | 1 bedroom**



- **Furnished**
- **All Double Bedrooms**
- **En-suite bathrooms**
- **Bills Included**
- **Fantastic Location**
- **Large Bedrooms**
- **Fully Furnished**
- **EPC Rating G**

**\*\* ONE BEDROOM IN SHARED HOUSE \*\* FURNISHED \*\* AVAILABLE FROM 1ST SEPTEMBER\*\* FANTASTIC LOCATION \*\*  
BILLS INCLUDED\*\***

James Douglas Sales and Lettings is delighted to offer this fantastic 1 bed room in a house share to rent. Close to plenty of local amenities, and a short walk to Cardiff City Centre with shops and restaurants. The room itself consists of a double bed, desk and chair, wardrobe, chest of drawers and has an en-suite which is shared with the bedroom next door. Rent is inclusive of gas, electric, water and council tax. This property also has a very large open plan lounge and kitchen area with an additional kitchen on the first floor and two washing machines. The house also benefits from on-street parking.

Monthly Rent: £680.00

Deposit: £780.00

Holding Deposit: £156.00

EPC Rating: D

Council Tax Band: G

Building Materials: Unknown

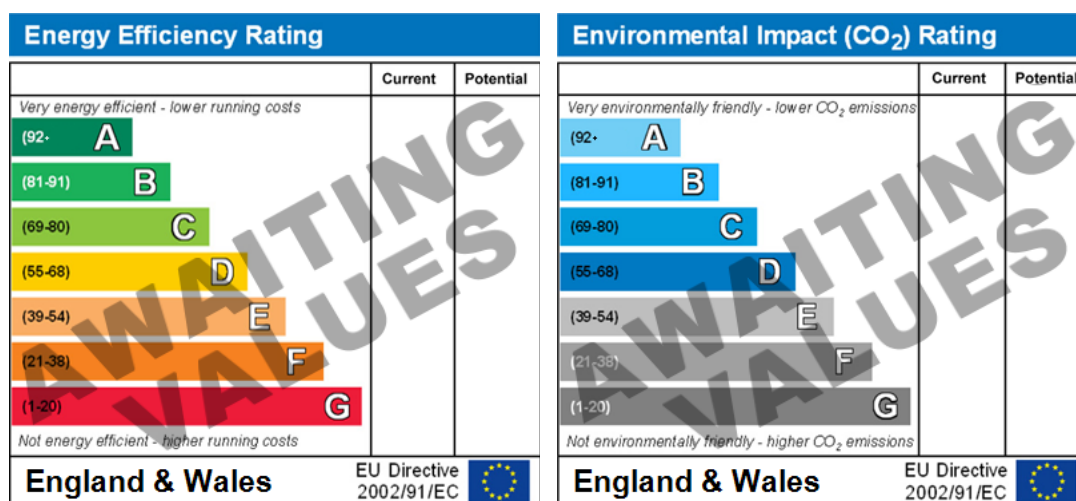
Sewerage Supply: Mains sewerage

Broadband Coverage: Interent is included in the rental price

Mobile Coverage: Limited Vodafone Data, no other issues known

Utility Supplies: Electrical supply and gas central heating

Water Supply: No Water meter



#### **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.**