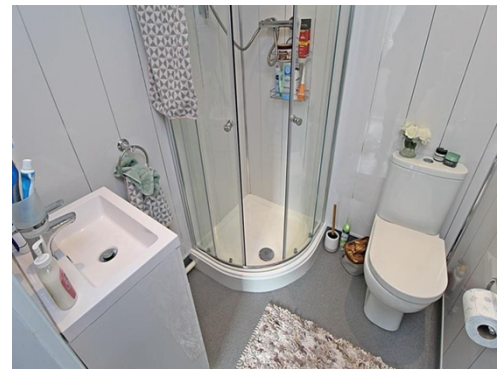




West Grove , Roath, Cardiff, CF24 3AN
£650 pcm | Available 07 September 2026 | 1 bedroom



- **Furnished**
- **Close to Roath Park Lake**
- **Fantastic Location**
- **Fantastic Location**
- **Large kitchen**
- **Large Garden**
- **En-suite bathrooms**
- **Great Transport Links**
- **EPC Rating G**

****ROOM AVAILABLE IN A SHARED HOUSE **AVAILABLE 7TH SEPTEMBER** CLOSE TO CITY CENTRE****

James Douglas are delighted to offer this generously sized double room in a professional house share within close proximity to the City Centre. This property has a very large open-plan lounge and kitchen area with an additional kitchen on the first floor, two washing machines and a choice of gas or electric ovens and hobs. En suite shower rooms and an additional WC. The room itself has a double bed, wardrobe, a chest of drawers and has a en-suite. Rent is inclusive of gas, water and electricity, council tax and internet.

Rent - £650.00

deposit - £750.00

Holding deposit - £149.00

EPC- C

Council Tax - G

Building Materials: Brick

Sewerage Supply: MAINS

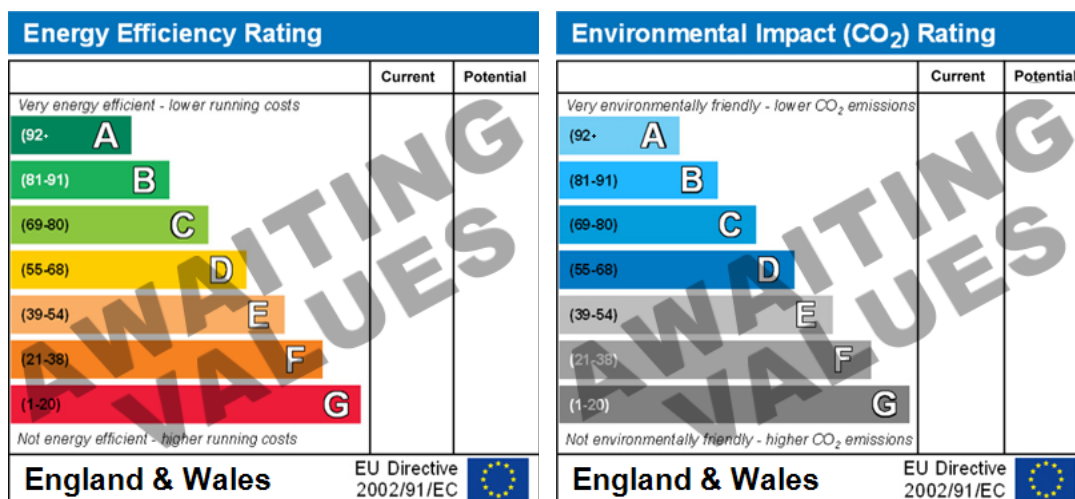
Broadband Coverage: Up to 80mbps

Mobile Coverage: No known issues

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.