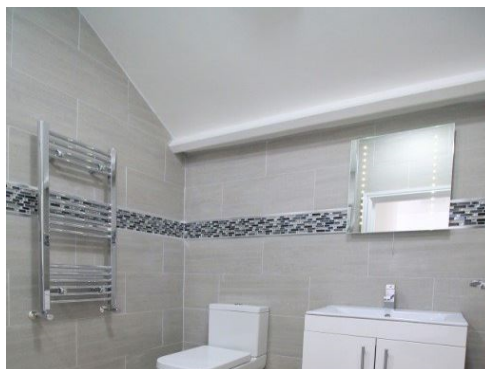
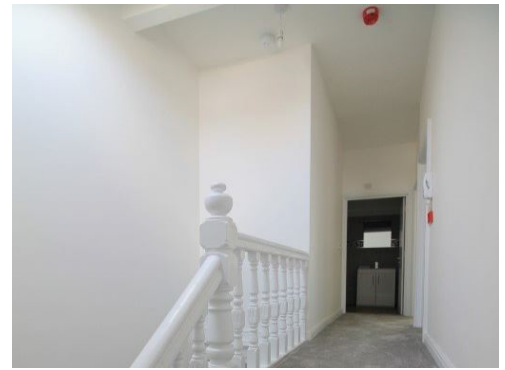




Penylan Road , Roath, Cardiff, Wales, CF24 3PF
£1,300 pcm | Available 27 October 2026 | 2 bedroom



- **Furnished**
- **Close to local amenities**
- **Fantastic Location**
- **Open lounge / kitchen**
-
- **EPC Rating D**

**** TWO BEDROOM FLAT ** AVAILABLE 27TH OCTOBER ** CLOSE TO LOCAL AMENITIES ****

James Douglas are delighted to offer this two bedroom, top-floor apartment in Penylan. The apartment has been finished to the highest standard and consists of a spacious open-plan living/kitchen, two large double bedrooms and a modern shower room. The property is double-glazed and also benefits from gas central heating.

Rent - £1,300.00

Deposit - £1,400.00

Holding deposit - £298.00

EPC - D

Council Tax - Ask Agent

Building Materials: Brick

Sewerage Supply: MAINS

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

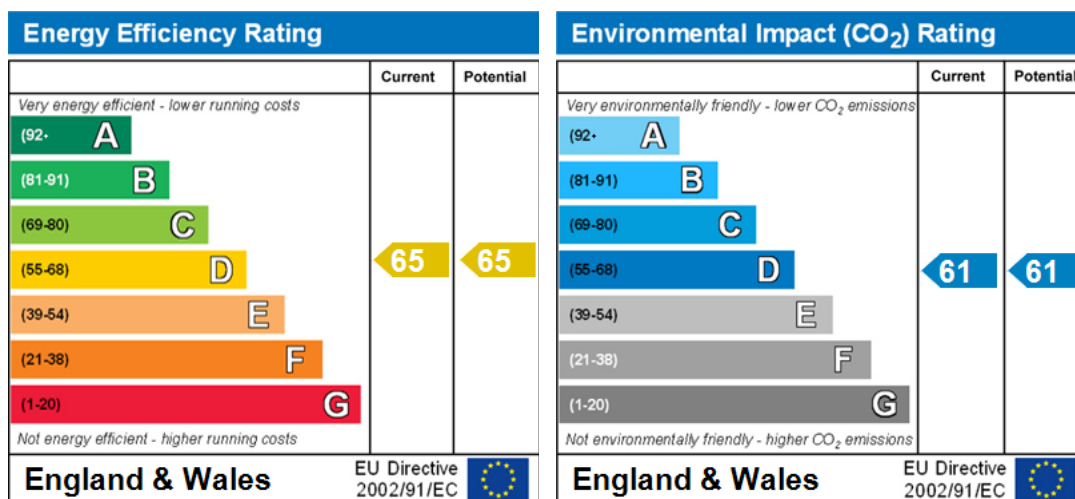
Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Ask agent

Parking Status: ON STREET PERMIT

Building Safety - No known issues



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.