



Brynheulog , Cardiff, CF23 7JF
£1,100 pcm | Available 14 September 2026 | 2 bedroom



- **Unfurnished**
- **Allocated Parking**
- **Two Bedrooms**
- **Unfurnished**
- **Fantastic Location**
- **EPC Rating G**

****TWO BEDROOM FLAT**UNFURNISHED**AVAILABLE SEPTEMBER 2026**AVAILABLE WITH DEPOSIT FREE OPTION****

James Douglas are delighted to offer this two bedroom flat to rent in Pentwyn, Cardiff. The property comprises of its own private entrance, with a large storage space on the ground floor. A set of stairs lead to the first floor where you can find a large open plan living room/kitchen, one double bedroom, one single bedroom and a bathroom with bath and shower.

Monthly Rent: £1100

Deposit: £1200

Holding Deposit: £252

EPC Rating: C

Council Tax Band: D

Sewerage Supply: Mains Sewerage

Mobile Coverage: No known issues

Utility Supplies: Electric and gas supply

Water Supply: Unmetered

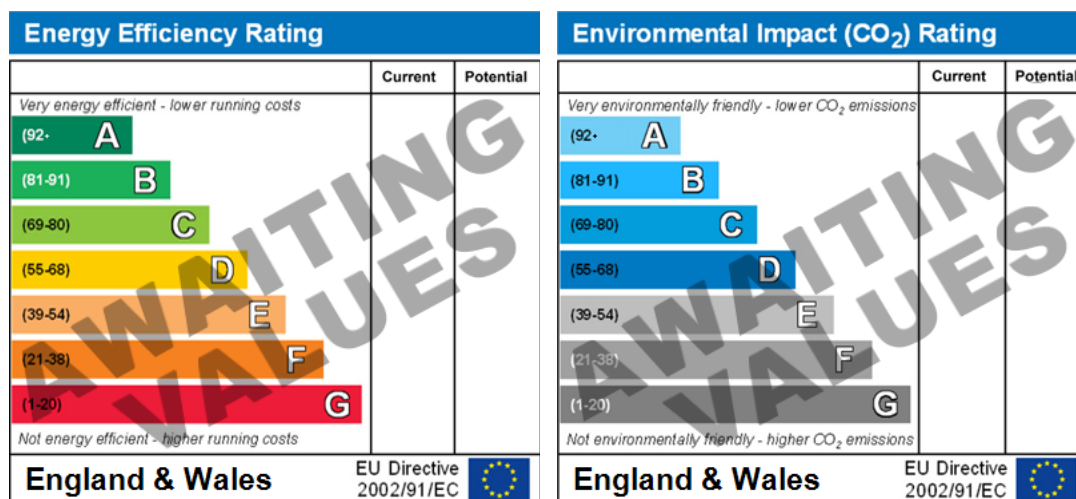
Parking Status: Allocated parking for one car

Restrictions - Flat is on top of multiple garages occupied by other residents

Flood Risk - Very low risk

Potential Development: No known future development to property or surroundings

Accessibility: No additional accessibility features



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.