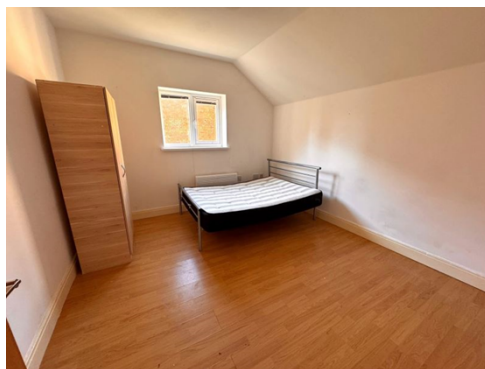
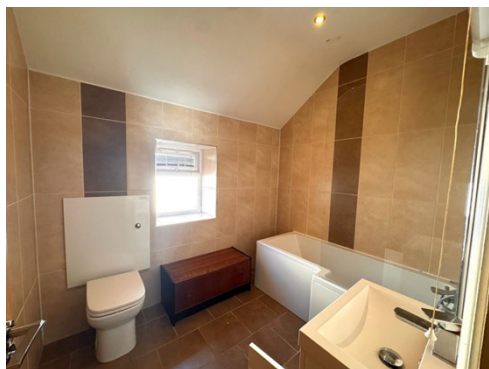




City Road , Roath, Cardiff, CF24 3JD
£970 pcm | Available 15 October 2026 | 2 bedroom



- **Furnished**
- **All Double Bedrooms**
- **Close to local amenities**
- **Great Transport Links**
- **Fantastic Location**
- **Fully Furnished**
- **EPC Rating G**

****TWO DOUBLE BEDROOM**FURNISHED**DUPLEX**AVAILABLE NOW****

James Douglas Sales and Lettings is delighted to offer this fantastic 2 double bedroom duplex flat to rent. The property is situated in Roath on city road surrounded by many local amenities and a short walk to Cathays train station. The property consists of 2 double bedrooms, family bathroom, open plan living-kitchen area and a ground floor w/c. The property has limited on street parking available surrounding the property.

Monthly Rent: £970.00

Deposit: £1070.00

Holding Deposit: £222.00

EPC Rating: E

Council Tax Band: C

Building Materials: Brick

Sewerage Supply: Ask Agent

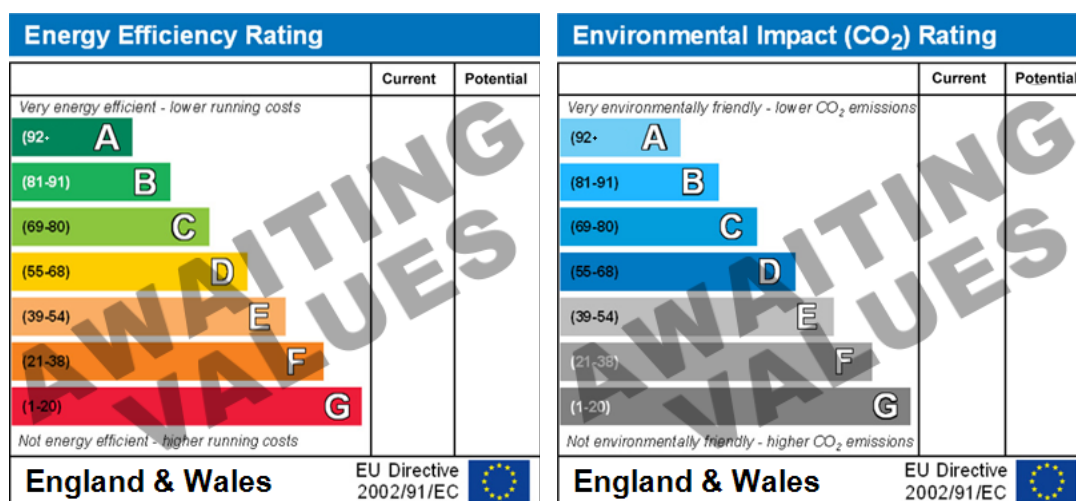
Broadband Coverage: Openreach and Virgin Media are the suggested providers with upload speeds up to 220Mbps and download speeds up to 1800Mbps

Mobile Coverage: Most major network providers are predicted to be able to provide 5G in this area

Utility Supplies: Electrical Supply

Water Supply: Ask agent

Parking Status: Limited on street parking



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.