James Douglas
SALES AND LETTINGS

# TO LET

## Lily Street , Cardiff, CF24 3EB

## £1,550 pcm | Available 05 July 2027 | 3 bedroom













- Furnished
- On Street Parking
- Close to city centre
- All Double Bedrooms
- Double Glazed
- EPC Rating E

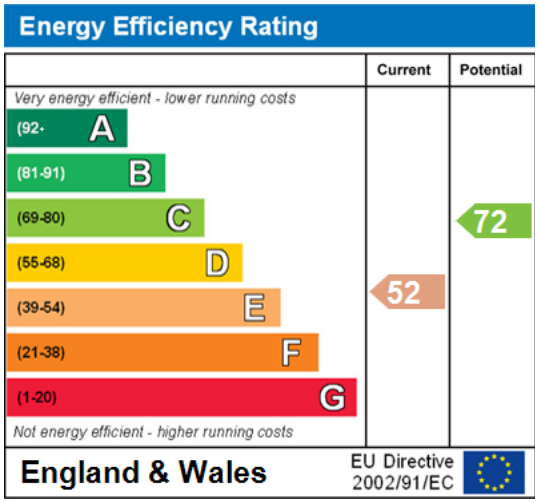
James Douglas Sales & Lettings, St Martins Row, 1 Albany Rd, Cardiff, CF24 3RP
029 2045 6444

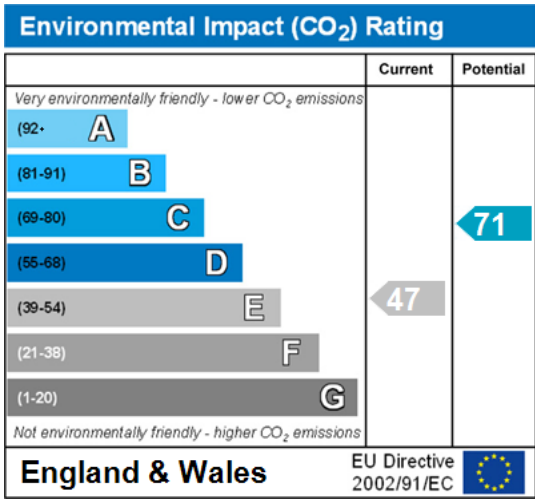
** THREE BEDROOM HOUSE SHARE ** FURNISHED ** AVAILABLE FROM 5TH JULY 2027** GREAT LOCATION **

James Douglas are delighted to offer this fantastic three double bedroom house share to rent. Situated in a great location in Lily Street Roath close to plenty of amenities and public transport links. The property itself consists of lounge, large kitchen, three double bedrooms and a modern bathroom suite with shower over bath, the house comes fully furnished. The house also benefits from a rear garden and on street parking outside of the property which is permitted.

Key Details

Monthly Rent: £1550.00
Deposit: £1650.00
Holding Deposit: £356.00
EPC Rating: E
Council Tax Band: D
Building Materials: Brick
Sewerage Supply: MAINS
Broadband Coverage: Standard to Ultrafast available - Openreach & Virgin Media are the suggested providers with download speeds up to 1800Mbps and upload speeds up to 220Mbps
Mobile Coverage: No knows 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.**