James Douglas
SALES AND LETTINGS

TO LET

Penylan Road , Roath, Cardiff, CF23 5HW

£825 pcm | Available 15 December 2026 | 1 bedroom











- Unfurnished
- Spacious Kitchen
- Modern Throughout
- Excellent Living Space
- Great location
- EPC Rating C

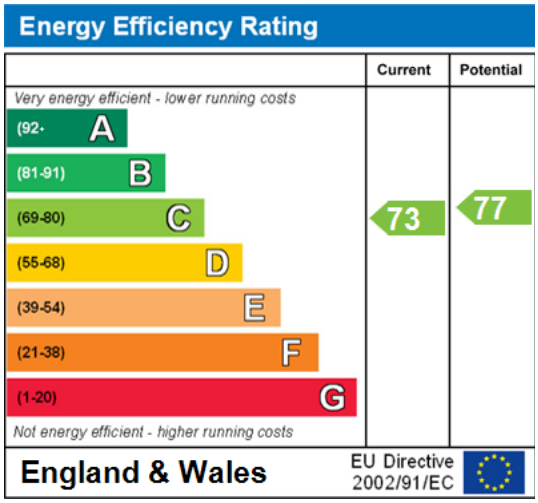
James Douglas Sales & Lettings, St Martins Row, 1 Albany Rd, Cardiff, CF24 3RP
029 2045 6444

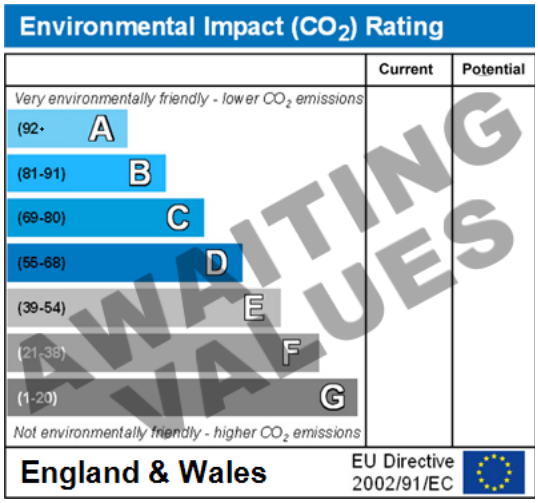
** ONE BEDROOM FLAT ** UNFURNISHED ** AVAILABLE 15TH DECEMBER** FANTASTIC LOCATION ** AVAILABLE WITH NO DEPOSIT OPTION **

James Douglas Sales and Lettings is delighted to offer this fantastic 1 bedroom flat to rent. This property is perfect if you're looking to live within close proximity to Roath Lakes, local amenities and transport links. The property itself consists of an open plan lounge kitchen, Modern shower room, and double bedroom. The flat also benefits from on street permit parking subject to council approval.

Please note this property does not come with a washing machine or the facilities to put one in place.

Monthly Rent: £825.00
Deposit: £925.00
Holding Deposit: £189.00
EPC Rating: D
Council Tax Band: A
Building Materials: Brick
Sewerage Supply: Mains sewerage
Broadband Coverage: Virgin Media, Openreach are the suggested providers with download speeds up to 1800Mbps and upload speeds up to 220Mbps
Mobile Coverage: Limited EE Voice and Data, Limited O2 Data, Limited Vodafone Voice and Data, no other issues known





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.