James Douglas
SALES AND LETTINGS

# TO LET

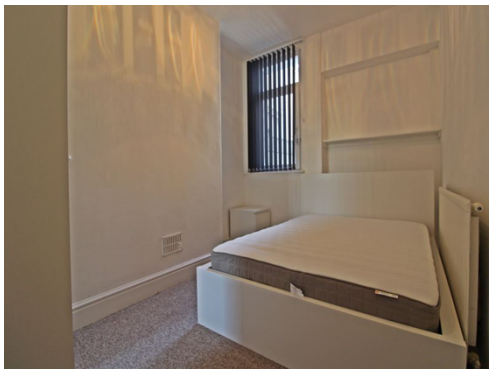
## Dogfield Street , Roath, Cardiff, CF24 4QL

## £2,600 pcm | Available 16 August 2027 | 5 bedroom













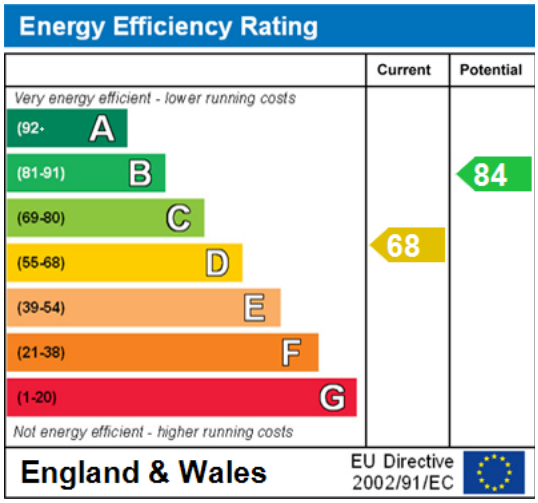
- Furnished
- All Double Bedrooms
- Close to City Centre
- Close to Roath Park Lake
- Five Bedrooms
- On Street Parking
- Generous Kitchen
- Garden
- EPC Rating D

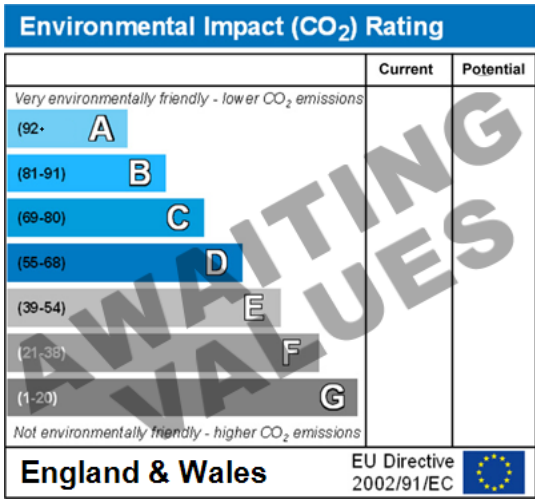
James Douglas Sales & Lettings, St Martins Row, 1 Albany Rd, Cardiff, CF24 3RP
029 2045 6444

**AVAILABLE FOR THE 2027/2028 ACADEMIC YEAR**FIVE DOUBLE BEDROOM**AVAILABLE WITH ZERO PERCENT DEPOSIT OPTION**FULLY FURNISHED**

The property boasts 5 DOUBLE bedrooms, TWO bathrooms, and a STUNNING open plan kitchen/lounge complete with INTEGRATED appliances AND a 55" wall-mounted HD TV. The property has been furnished and decorated to an extremely HIGH standard making it the perfect property for a group of students to enjoy during their time at University. The property is also within close proximity to Roath Park lake and Cardiff City centre. On street permit parking is available subject to council approval.

Monthly Rent: £2600.00
Deposit: £2700.00
Holding Deposit: £597.00
EPC Rating: D
Council Tax Band: E
Building Materials: Brick.
Sewerage Supply: Mains




**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.**