



SALES & LETTINGS
— ANGELS —



87 Pen Y Wain Road

Cathays, Cardiff, CF24 4GG

£3,465 Per Month

REF: 16948003

STUDENTS ONLY

6 BEDROOM STUDENT HOUSE - 3 BATHROOMS -
£577.50 PER PERSON PER MONTH - AVAILABLE 1ST
JULY 2026 - 1/2 RENT FOR JULY IF UNOCCUPIED -- GAS,
WATER & ELECTRIC INCLUDED FOR AN EXTRA £80 PER
PERSON PCM

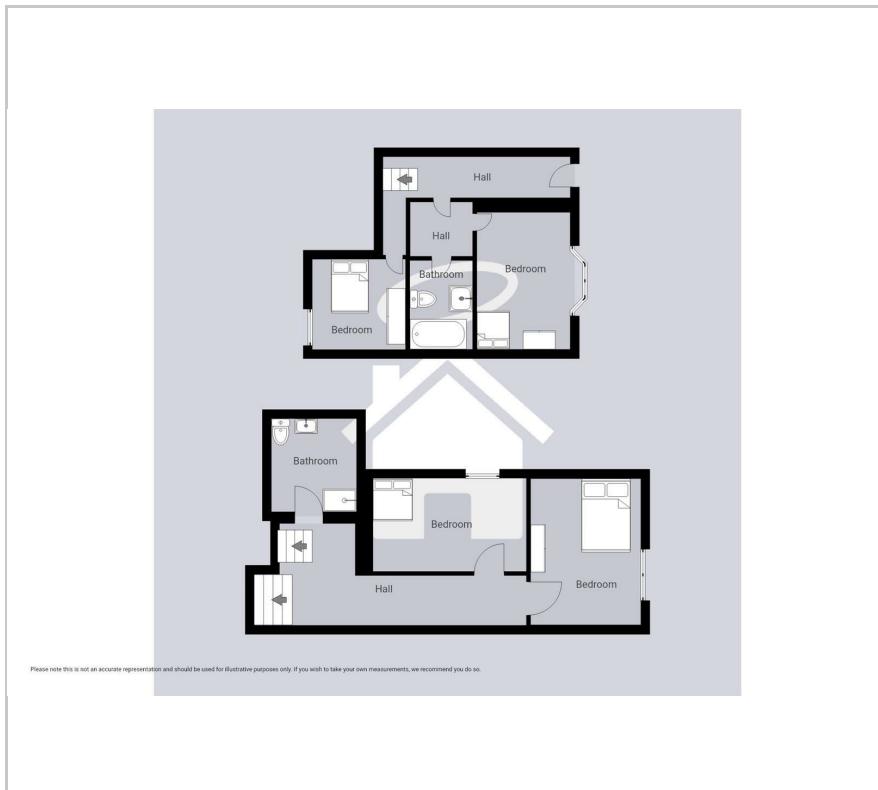
- 6 Bedroom Student House
- £577.50 per person per month
- Available 1st July 2026
- 1/2 Rent for July if unoccupied
- Water, Gas and Electric Included for an extra £80 per person per month!
- 3 full bathrooms!
- Huge bedrooms
- SPARE ROOM

Viewing

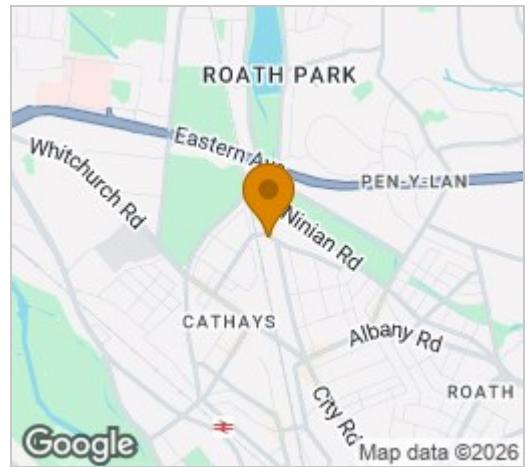
Please contact our Cathays Head Office Office on 02922331425
if you wish to arrange a viewing appointment for this property or
require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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