

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



MINNY STREET  
CATHAYS

# MINNY STREET

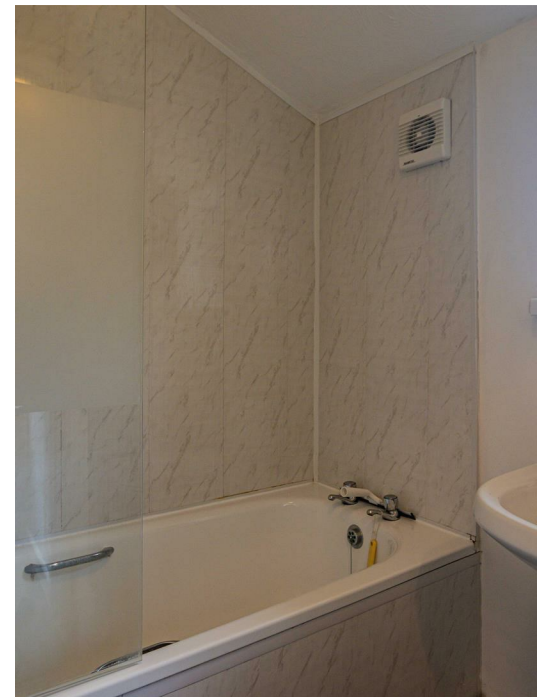
CATHAYS, CF24 4ES - £1,900 PCM PCM

4 bedroom(s) 1 bathroom(s) sq ft

New to the market is this 4 bedroom HMO property located in this very popular location on Minney Street in the heart of Cathays. This well proportioned terrace offers good space both upstairs and down with a lounge, kitchen, bathroom to the ground floor. The house also has one bedroom downstairs. On the first floor you have three good size bedrooms and enclosed low maintenance rear garden. Well maintained and presented throughout, a brilliant house share opportunity without paying through the nose!

EPC - D

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



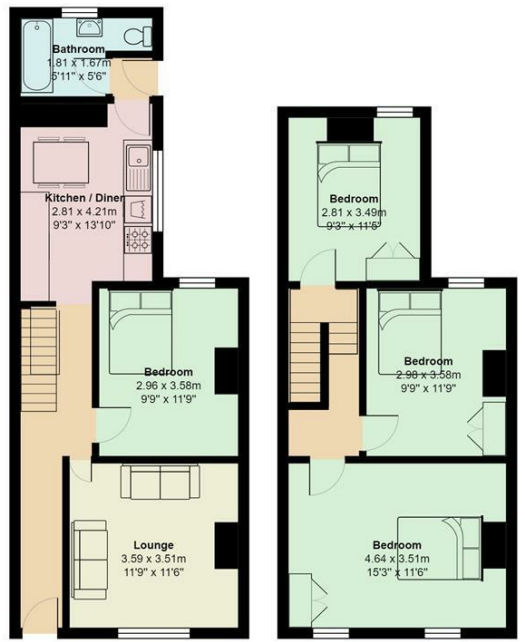
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

PROPERTY SPECIALIST  
Mr Rhys Carter  
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Lettings

Minsky Street, Cathays



Total Area: 93.7 m<sup>2</sup> ... 1009 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only