

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



MALEFANT STREET  
CATHAYS

# MALEFANT STREET

CATHAYS, CF24 4QG - £4,064 PCM PCM

7 bedroom(s) 2 bathroom(s) 1636.13 sq ft

JeffreyRoss are delighted to partner with StudentCribz and to offer some lovely houseare options in Cathays and Roath! This 7 bedroom student house could be the perfect home for you and your friends. Each of the 7 bedrooms are spread over 3 spacious floors and come fully furnished with a double bed, desk and chair for working from home, plenty of storage space for your belongings and their own flat screen bedroom television.

The large lounge area also comes fully furnished with comfy sofas and a flat screen television and the kitchen area comes fully equipped with an oven, microwave, kettle, fridge-freezer, washing machine, dishwasher and plenty of cupboard space.

Malefant Street is a great location to live in because it is close to everything you'll ever need as a student. Both University campuses are accessible by bus in under 20 minutes and also by foot and all the bus links are regular and reliable. The city centre is also accessible by bus in 15 minutes and the stores and cafes local to the Cathays area are very close by.

EPC RATING of 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.



GROUND FLOOR  
599 sq ft. (55.6 sq.m.) approx.

1ST FLOOR  
580 sq ft. (53.9 sq.m.) approx.

2ND FLOOR  
272 sq ft. (25.3 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY SPECIALIST

Mr Rhys Carter  
rhys.carter@jeffreycross.co.uk



Lettings



TOTAL FLOOR AREA: 1451 sq ft. (134.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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