

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



COLUM ROAD  
CATHAYS

# COLUM ROAD

## CATHAYS, CF10 3EG - £1,950 PCM PCM

 3 bedroom(s)  2 bathroom(s)  814.00 sq ft

JeffreyRoss are delighted to offer for rent this superb, three-bedroom, DUPLEX apartment that has been brand newly renovated in 2024. Located on Colum Road and within walking distance of the City Centre and Cardiff University, the property offers a fantastic level of finish, great space and from being tastefully decorated and furnished - perfect for three friends or a couple. The property offers three large double bedrooms (see floor plan for full details) two bathrooms and a stylish open-plan lounge kitchen. A brilliant rental opportunity.

EPC RATING of B  
COUNCIL TAX BAND of TBC

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                                                                           |  |
| Very energy efficient - lower running costs |           |                                                                                     |  |
| (92 plus) <b>A</b>                          | <b>81</b> | <b>81</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>                             |           |                                                                                     |  |
| Not energy efficient - higher running costs |           |                                                                                     |  |
| <b>England &amp; Wales</b>                  |           |                                                                                     |  |
| EU Directive 2002/91/EC                     |           |  |  |

PROPERTY SPECIALIST  
Mr Rhys Carter  
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Lettings

### Colum Road, Cathays



Total Area: 75.6 m² ... 814 ft²  
All measurements are approximate and for display purposes only