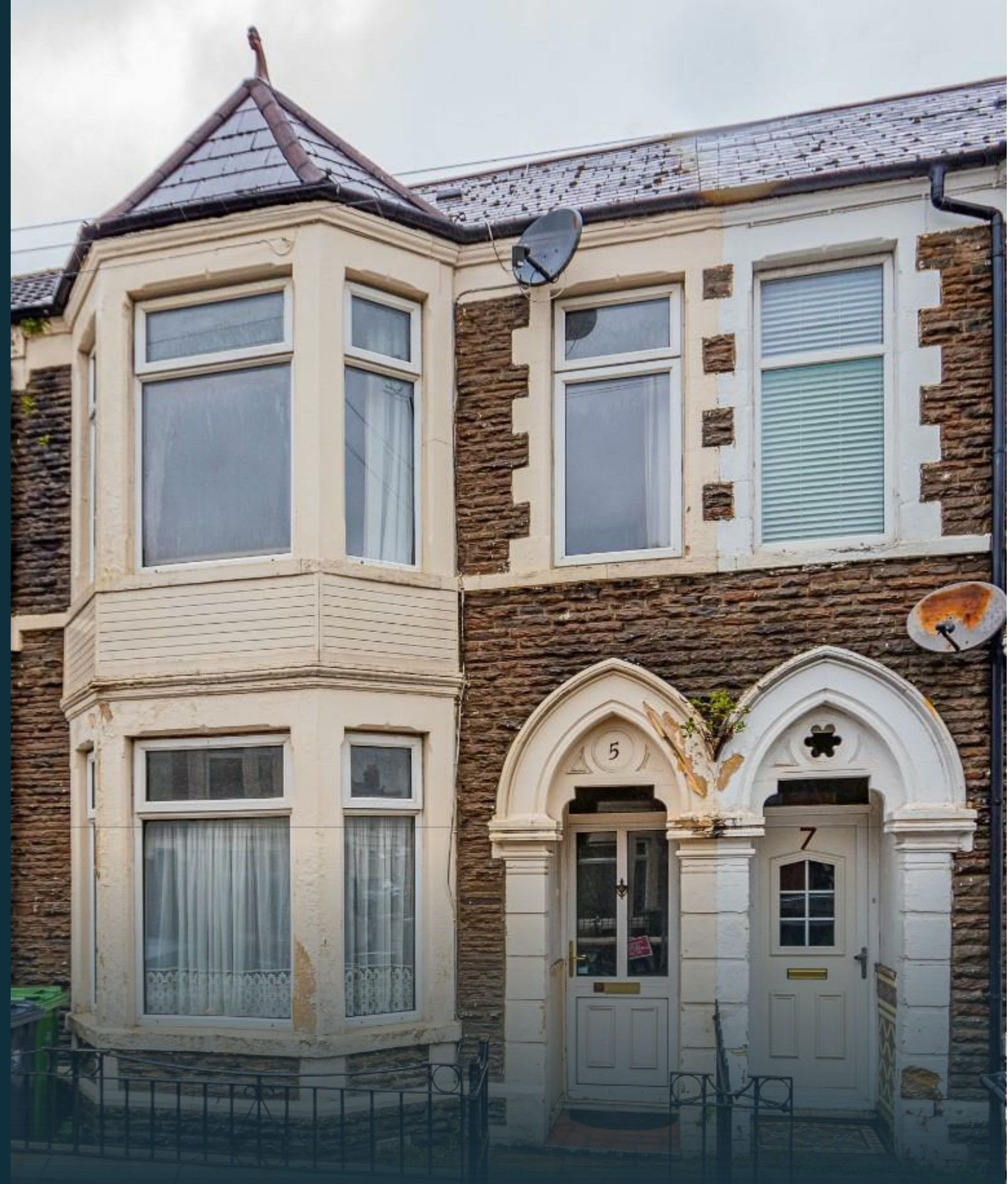


CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



MALEFANT STREET  
CATHAYS



# MALEFANT STREET

CATHAYS, CF24 4QB - £2,750 PCM

5 bedroom(s) 2 bathroom(s) sq ft

A well presented five bedroom property in an ideal location for Cardiff University and the Students Union. The property comprises of five double bedrooms, a small single bedroom which can be used as a study or for storage. Good Size kitchen and utility room and good size sitting room.

Convenient for either university, city or Heath Hospital. Easy access to M4.

Walking distance to lovely Roath Park and Leisure Centre with Swimming Pool nearby. Suit group of 5 sharing; Either professionals or students who like a nice clean house!

EPC rating: D

A holding fee of £50 rent per person will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(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@jeffreygross.co.uk



Lettings