





Fully Furnished 5 Bedroom, Student Accommodation.

FIRST MANOR PROPERTY is pleased to present this spacious five double bedroom, fully furnished student accommodation.

This traditional terraced student property, is available in the Cathays district, perfect for students. Its prime location is particularly well-suited for students enrolled at Cardiff University as well as those attending the Heath hospital. The University Hospital of Wales is located within walking distance, making this an excellent choice for medical students.

The property is situated just north of Cathays Terrace, close to Crwys Road, providing convenient access to local shops, cafes, takeaways, a post office, and a library. For recreation, Roath Park is a short walk away, offering opportunities for relaxation, jogging, and tennis, and Maindy Swimming Pool is also very close by.

The property is within a short walk of Queens Street Station and Cathays Train Station, ensuring excellent rail and bus links for seamless travel to the City Centre and its numerous amenities.



<p>Energy performance certificate (EPC)</p>		
<p>58, Cresswell Street CARDIFF CF24 4LR</p>	<p>Energy rating C</p>	<p>Valid until 22 October 2028</p>
<p>Certificate number 8028-6729-5149-2637-4926</p>		

Property type	Mid-terrace house
Total floor area	143 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this approach on page 11.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D



<https://find-energy-certificate.service.gov.uk/energy-certificate/80008-01720-0149-2027-41338/print>

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