

Cathays Terrace, Cathays Cardiff CF24 4HS

welcome to

Cathays Terrace, Cathays Cardiff

5 BEDROOM LET! An ideal investment property set in an excellent location of CATHAYS within easy access to Cardiff University and local amenities. The current rental agreement has been agreed at £390 pcm per room. The property further benefits from an enclosed courtyard rear garden.

Ground Floor

Entrance

Via a single glazed wooden front door into:

Hall

Stairs rising to first floor and access to:

Bedroom Four

12' 3" Max x 11' 7" Max (3.73m Max x 3.53m Max)
Double glazed window to front aspect, radiator, two meter cupboards and laminate flooring.

Bedroom Five

12' 3" x 10' (3.73m x 3.05m)
Double glazed window to rear aspect, radiator and laminate flooring.

Lounge/ Fitted Kitchen Area

20' 3" x 8' 4" (6.17m x 2.54m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven, spaces for washing machine, dryer and fridge, wall mounted combi boiler and two double glazed windows to side aspect.

Utility Area

Double glazed door providing access to rear.

Shower Room

Fitted with a three piece suite comprising shower cubicle, low level WC, wash hand basin, tiled flooring and extractor fan.

First Floor

Landing

Doors providing access to:

Bedroom One

15' 4" Max x 12' 3" Max (4.67m Max x 3.73m Max)
Two double glazed windows to front aspect, radiator and laminate flooring.

Bedroom Two

12' 2" Max x 10' 1" Max (3.71m Max x 3.07m Max)
Double glazed window to rear aspect, radiator and laminate flooring.

Bedroom Three

10' 3" x 8' 7" (3.12m x 2.62m)
Double glazed window to rear aspect, radiator and laminate flooring.

Bathroom

Fitted with a three piece suite comprising bath with shower over, low level WC, wash hand basin, vinyl flooring, extractor fan and double glazed window to side aspect.

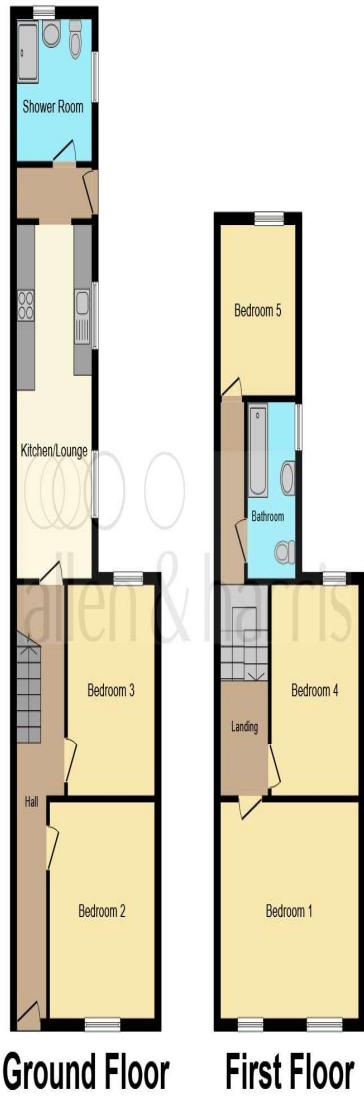
Outside

Rear Garden

Enclosed and mainly paved.

N.B.

There is an air handling unit for the bedrooms and bathroom and helps with the air flow to each room and replacing the volume of air in that room which helps with the condensation



Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Cathays Terrace,
Cathays Cardiff

- FIVE BEDROOM LET
- Three Bedrooms to the First Floor
- Two Bedrooms to the Ground Floor
- Open Plan Lounge/Fitted Kitchen Area
- Utility Area
- Ground Floor Shower Room
- First Floor Bathroom

Tenure: Freehold EPC Rating: D

offers in excess of

£300,000



view this property online allenandharris.co.uk/Property/ROA112309



Property Ref:
ROA112309 - 0004

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