



**37 Cathays Terrace, Cardiff, CF24 4HS**

**£2,250 PCM**

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# 37 Cathays Terrace, Cardiff, CF24 4HS

## £2,250 PCM



### Five-Bedroom Student House in Cathays

We are pleased to present this five-bedroom student house, available for rent from 1st July 2025, ideal for students seeking comfortable and spacious accommodation for the 2025/26 academic year. Situated in the highly sought-after Cathays area, just off Crwys Road, this property is perfectly located for Cardiff University students.

### Spacious Communal Areas

The property boasts a well-sized living room, offering a perfect space for students to socialise, relax, and unwind with housemates after a day of studying. The living room provides ample space for comfortable seating, making it ideal for gatherings, movie nights, or simply taking a break from university life.

### Fully Equipped Kitchen

The kitchen is designed for student living, offering plenty of storage and workspace for cooking meals. With the essential appliances included, it provides a practical space for all tenants to share and cook together. Whether preparing a quick snack or a more elaborate meal, the kitchen meets all your needs.

### Five Comfortable Bedrooms

Each of the five bedrooms is bright and spacious, providing ample room for both study and relaxation. Every room includes a bed, desk, and wardrobe, ensuring students have everything they need for a productive and comfortable home life. These rooms provide a quiet retreat where students can focus on their studies or rest after a long day.

### Two Modern Bathrooms

The house features two modern bathrooms, a convenient setup that reduces the wait times and makes morning routines easier for everyone. Clean and well-maintained, these bathrooms offer practical amenities to suit the needs of all tenants.

### Prime Cathays Location

The property's location in Cathays makes it an ideal choice for Cardiff University students. It's just a 15-minute walk from the university campus, ensuring easy commutes to lectures and study spaces. Crwys Road is also nearby, offering a wide range

of shops, cafes, restaurants, and takeaways, providing everything needed for day-to-day living.

### Private Rear Garden

The property benefits from a private rear garden, which is perfect for enjoying the warmer months. Whether you're hosting a barbecue, relaxing outdoors, or simply catching some fresh air, this outdoor space adds an extra dimension to the home.

### Energy Efficient & Well-Insulated

The house is fitted with UPVC double glazing and gas central heating, ensuring that it stays warm during the colder months. The property has an EPC rating of 60 (D), which ensures energy efficiency, helping students save on heating bills during the winter.

### Terms of Rental

Rent is £450 per person, per month, with a total monthly rent of £2,250.

A bond equivalent to one month's rent is required.

All student tenants must have a guarantor.

Rental payments must be made by post-dated cheques.

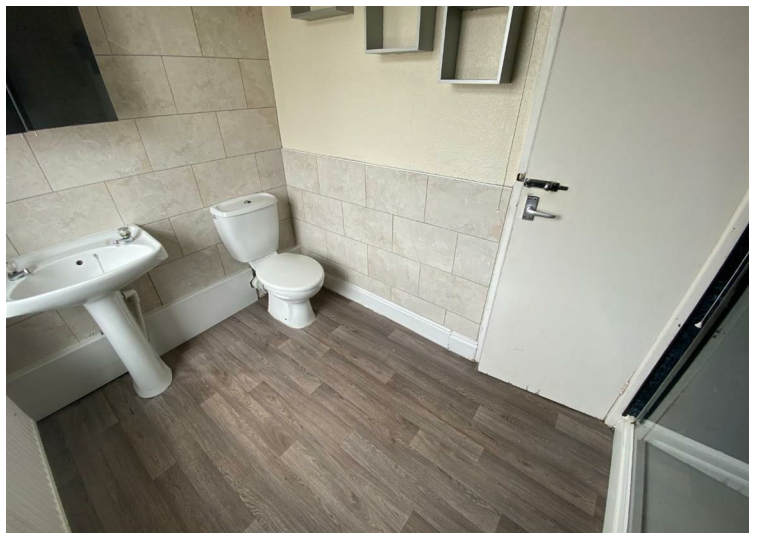
Full rent is payable from 1st July 2025 to 28th June 2026.

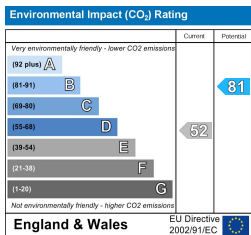
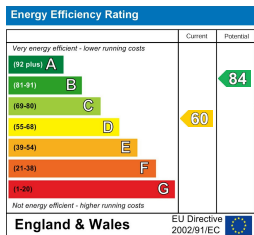
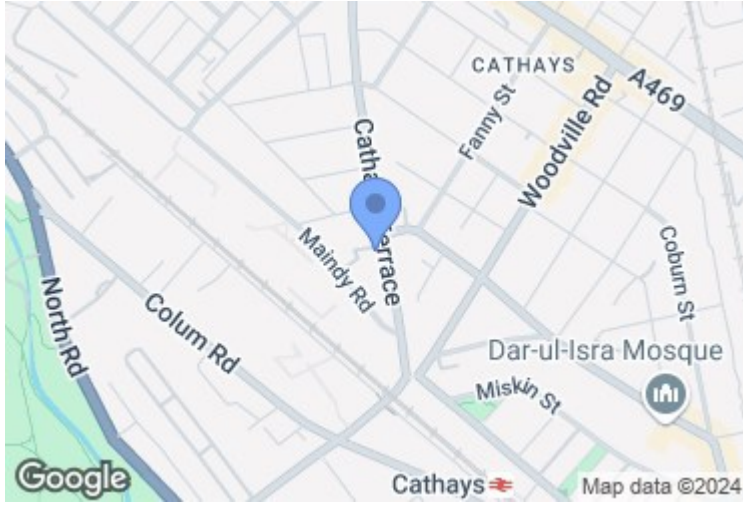
### Managed by the Landlord

The property is directly managed by the landlord, ensuring that any maintenance issues or queries are addressed promptly. This hands-on management style provides peace of mind for tenants, knowing they have direct support throughout their tenancy.

### Available for the 2025/26 Academic Year

This five-bedroom house in Cathays is an excellent opportunity for students looking to secure accommodation for the 2025/26 academic year. With its spacious living areas, prime location, and modern amenities, this property provides a comfortable and convenient home for Cardiff University students.





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