SALES & LETTINGS
ANGELS



# 82 Minny Street

## Cathays, Cardiff, CF24 4ET

## £2,380 Per Calendar Month

REF: 16947975

4 BEDROOM HOUSE - 1 BATHROOM - £595 PER PERSON PCM - £137.31 PP PER WEEK - £250 DEPOSIT - BILLS EXCLUDED - AVAILABLE 1ST JULY 2027 - £80 PER PERSON TO RESERVE PROPERTY

PROPERTY MANAGED EXCLUSIVELY BY SALES & LETTINGS ANGELS

Bills Note: Rent excludes utilities—allow roughly £73 – £101 per person per month (£17 – £23 per person per week) as a budgeting estimate, depending on your usage and chosen suppliers.

- 4 bedroom house
- 1 bathroom
- Central location
- £595 per person pcm
- Available 1st July 2027 until 28th June 2028
- £250 deposit per person!
- Good size bedrooms throughout
- Lovely garden space
- For students or professionals
- Nearby pubs The Woodville and The Flora!

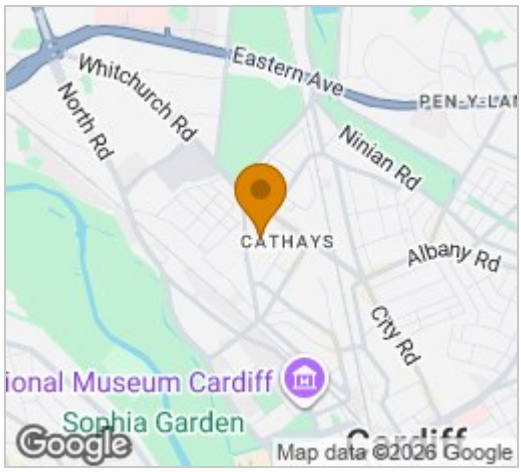
## Viewing

Please contact our Cathays Head Office Office on 02922331425 if you wish to arrange a viewing appointment for this property or require further information.

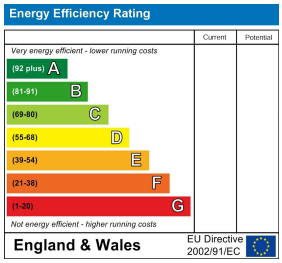
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## Floor Plan

## Area Map

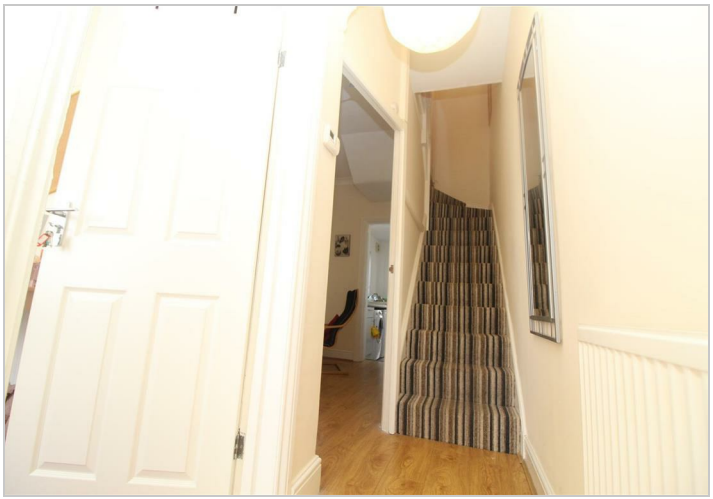



## Energy Efficiency Graph









These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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