



**SALES & LETTINGS**  
— ANGELS —



## 45 Merthyr Street

Cathays, Cardiff, CF24 4JL

**£4,398 Per Month**

REF: 17537177

£150 PER PERSON DEPOSIT - STUDENTS ONLY

6 BEDROOM - 3 BATHROOM - SPARE ROOM - £169.17 PER PERSON PER WEEK - FULLY FURNISHED - BILLS INCLUDED!!!!

BILLS INCLUDED (GAS, WATER & ELECTRIC, BROADBAND +TV LICENCE)

Say goodbye to hefty deposits! With Noposit, you can secure your property today with just two simple one off payments of £99, one when you sign, and one with your first rent instalment. That's it. No 5 week deposit, no big upfront cost. Plus, you'll get added peace of mind with accidental damage cover included.

Sign faster. Pay less upfront. Live stress free knowing you've already secured your property for 26/27!

### 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.

- 6 Bedroom Student House
- £169.17 per person per week
- Available 1st July 2026
- BILLS INCLUDED (Gas, Water & Electric broadband +TV Licence.)
- SPARE ROOM
- Cathays Area
- 3 Bathrooms



6



3



1



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.