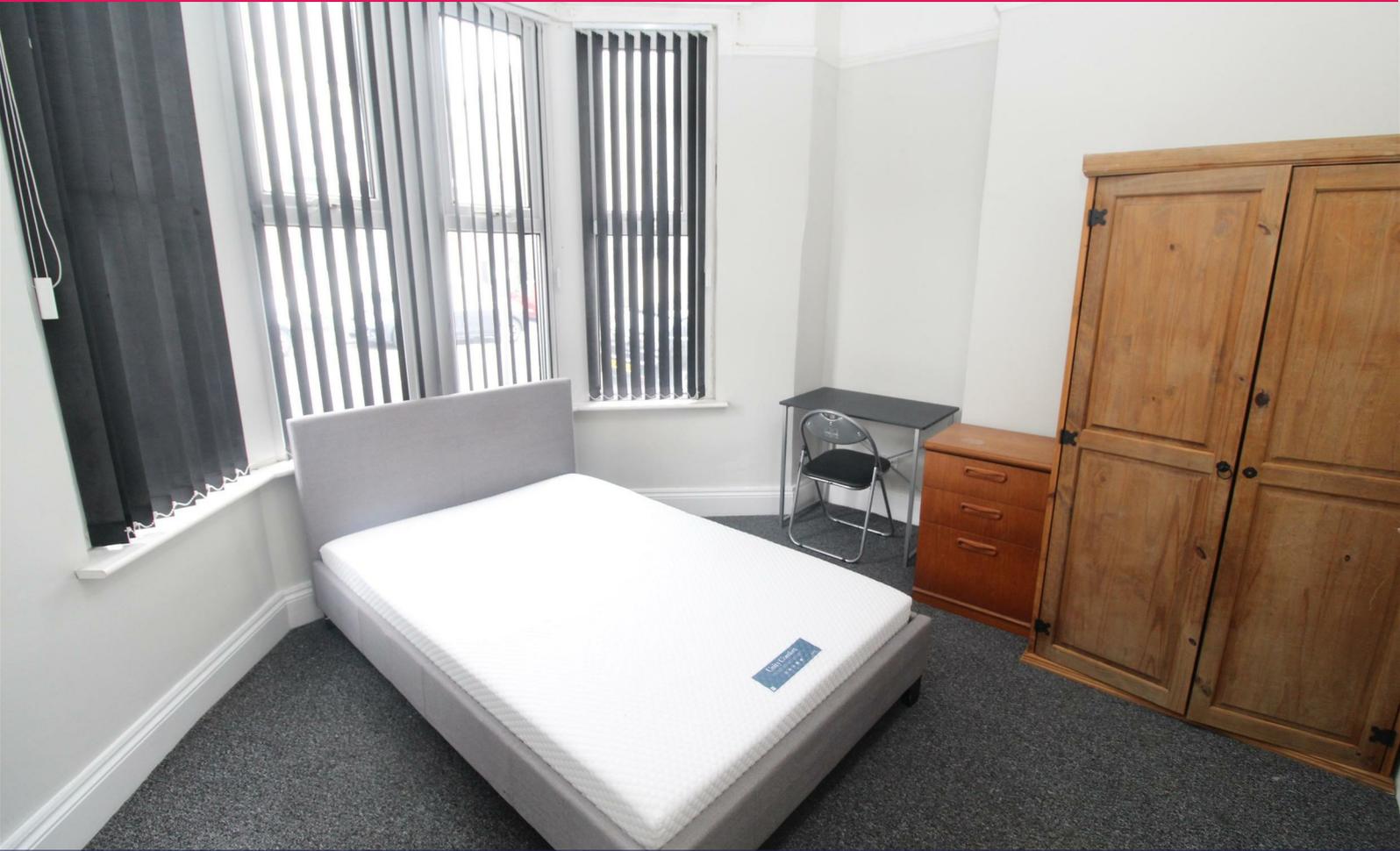




SALES & LETTINGS  
— ANGELS —



## 87 Pen Y Wain Road

Cathays, Cardiff, CF24 4GG

£3,195 Per Month

REF: 16948003

STUDENTS ONLY

6 BEDROOM STUDENT HOUSE - 3 BATHROOMS -  
£532.50 PER PERSON PER MONTH - AVAILABLE 1ST  
JULY 2026 - 1/2 RENT FOR JULY IF UNOCCUPIED -- GAS,  
WATER & ELECTRIC INCLUDED FOR AN EXTRA £80 PER  
PERSON PCM (THIS IS NON-OPTIONAL)

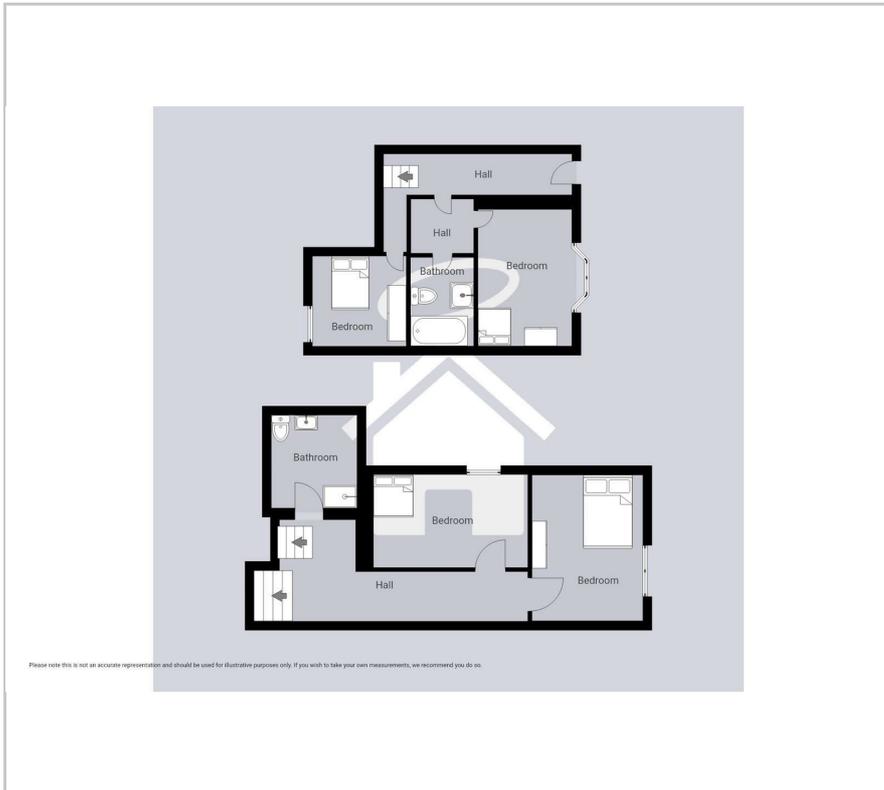
- 6 Bedroom Student House
- £532.50 per person per month
- Available 1st July 2026
- 1/2 Rent for July if unoccupied
- Water, Gas and Electric Included for an extra £80 per person per month!
- 3 full bathrooms!
- Huge bedrooms
- SPARE ROOM

### 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.



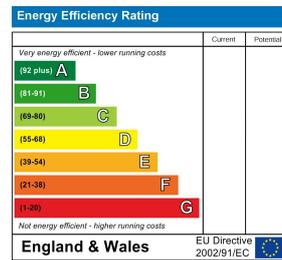
## Floor Plan



## 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.