



SALES & LETTINGS  
— ANGELS —



## 90 Gelligaer Street

Cathays, Cardiff, CF24 4LB

£2,400 Per Calendar Month

REF: 19291088

PROFESSIONAL ONLY PROPERTY - NOT SUITABLE FOR STUDENTS. PLEASE DO NOT ENQUIRE IF YOU ARE A STUDENT.

4 BEDROOM HOUSE - 1 BATHROOM - £600 PER PERSON PCM - BILLS EXCLUDED - 11TH JULY 2026 - 27TH JUNE 2027 - CENTRAL LOCATION - PROFESSIONALS ONLY

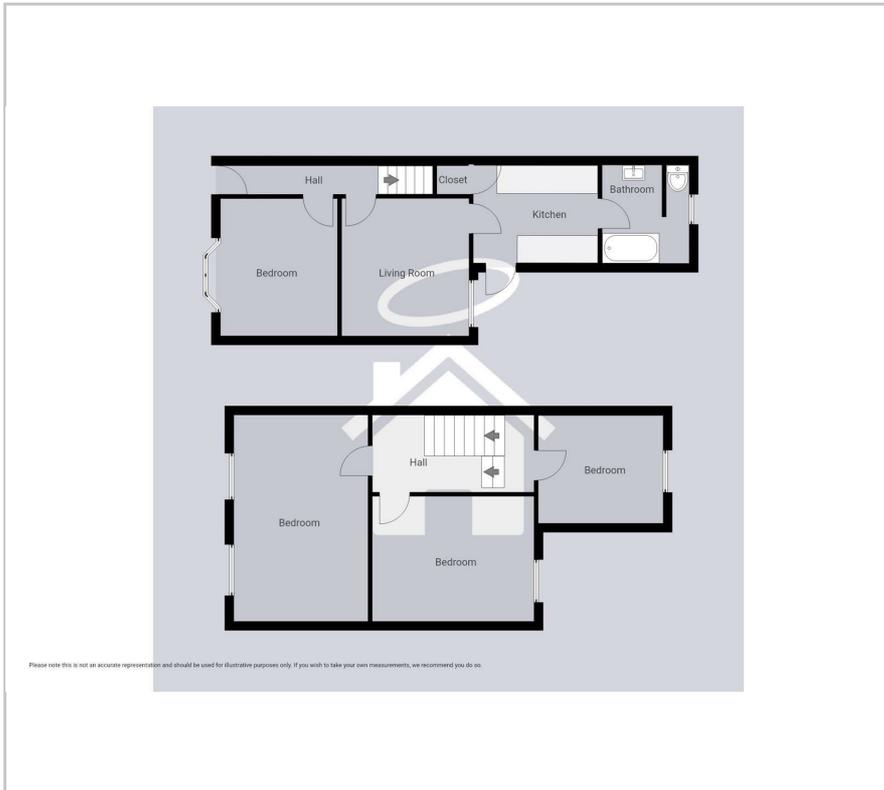
### Viewing

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

- 4 BEDROOM HOUSE
- 1 BATHROOM
- PROFESSIONALS ONLY
- HUGE GARDEN AND HUGE BEDROOMS
- £600 PP PCM
- BILLS EXCLUDED
- AVAILABLE 15TH JULY 2025 - 27TH JUNE 2026
- WASHING MACHINE AND SEPARATE TUMBLE DRIER!
- HOMELY FEEL THROUGHOUT
- GREAT LOCATION FOR THE HOSPITAL



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.