



SALES & LETTINGS  
— ANGELS —



## 22 Ruthin Gardens

Cathays, Cardiff, CF24 4AU

£600 Per Calendar Month

Ref: 19555149

ONLINE AND PHYSICAL VIEWINGS AVAILABLE

ONE ROOM TO RENT IN A SHARED HOUSE - STUDENT ONLY PROPERTY

AVAILABLE 1ST JULY 2026 - £600PCM - WATER, GAS, ELECTRICITY AND BROADBAND INCLUDED

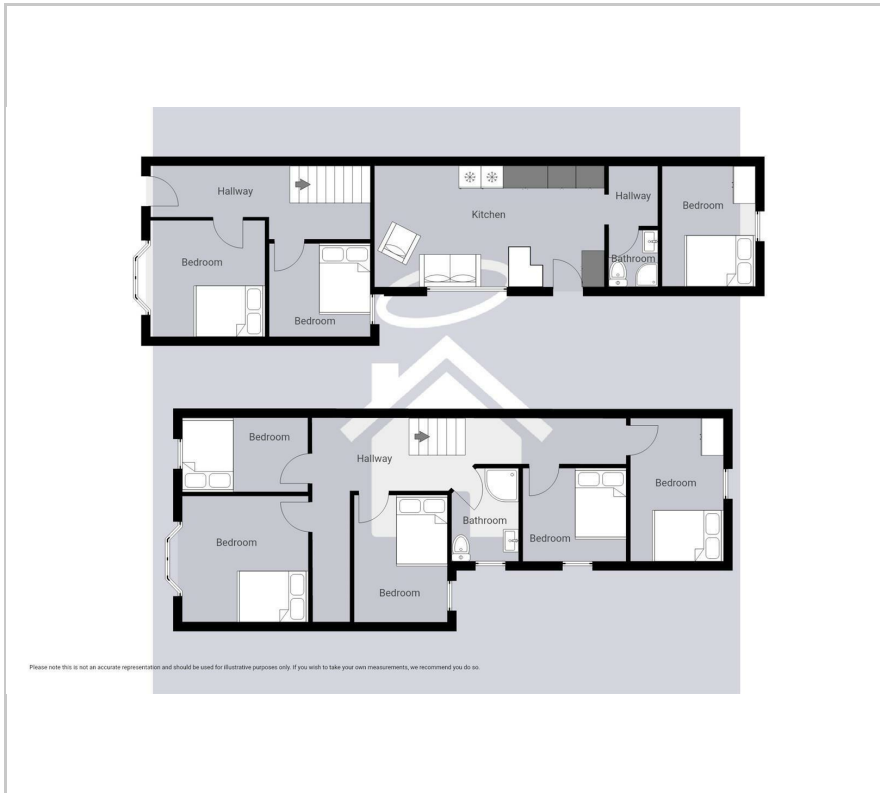
### Viewing

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

- ROOM IN A SHARED HOUSE
- STUDENTS ONLY
- £600 PCM
- WATER, GAS, ELECTRICITY & BROADBAND INCLUDED
- 2 BATHROOMS IN TOTAL IN THE PROPERTY
- AVAILABLE 1ST JULY 2026
- LARGE OPEN PLAN LIVING/KITCHEN AREA



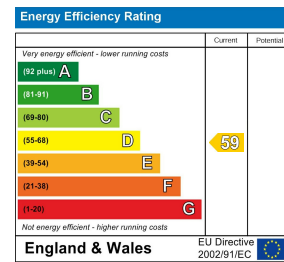
## Floor Plan



## 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.