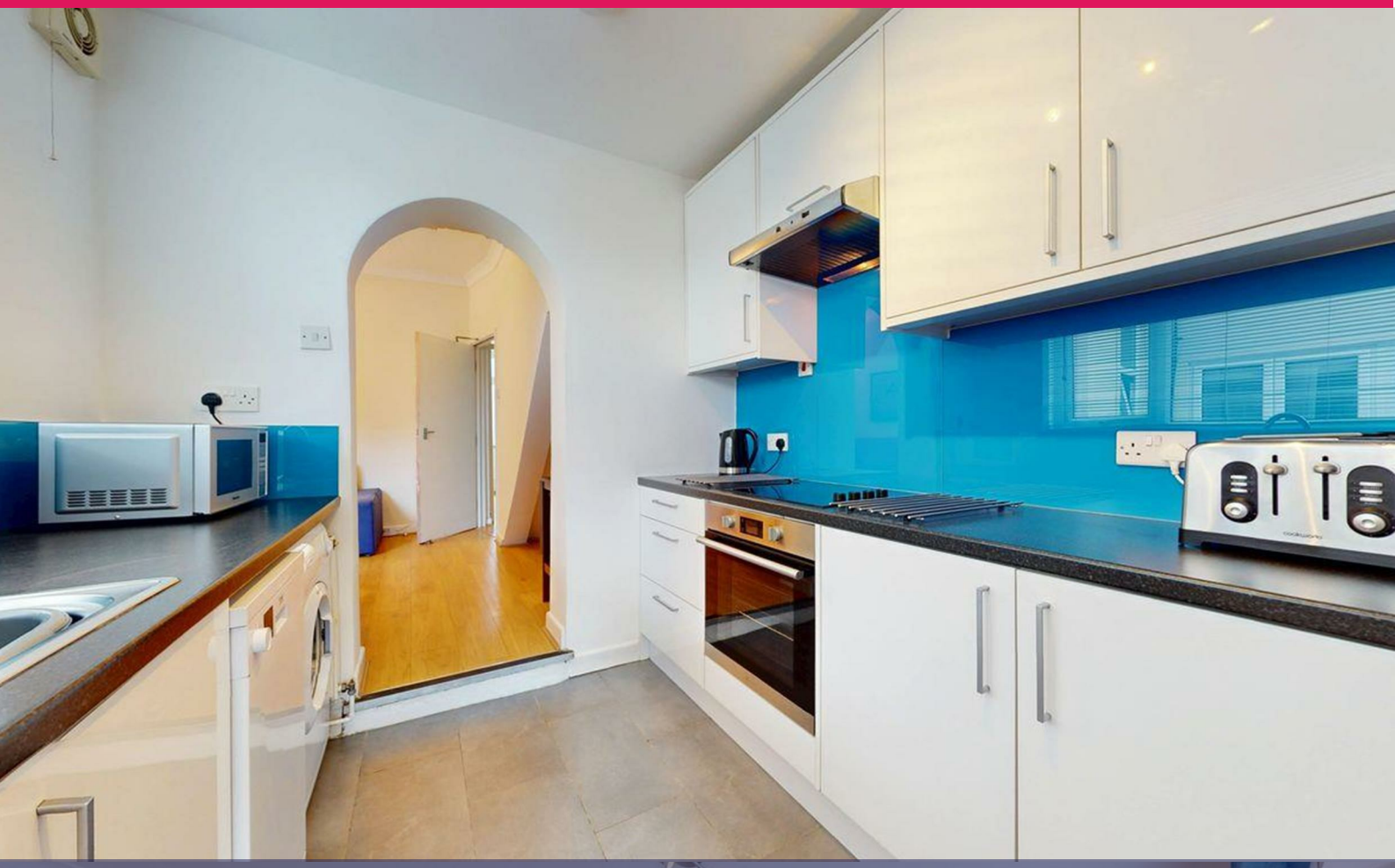
SALES & LETTINGS
ANGELS



80 Minny Street

Cathays, Cardiff, CF24 4ET

£2,380 Per Calendar Month

REF: 16948115

STUDENT ONLY PROPERTY

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

PROPERTY MANAGED EXCLUSIVELY BY SALES AND 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.

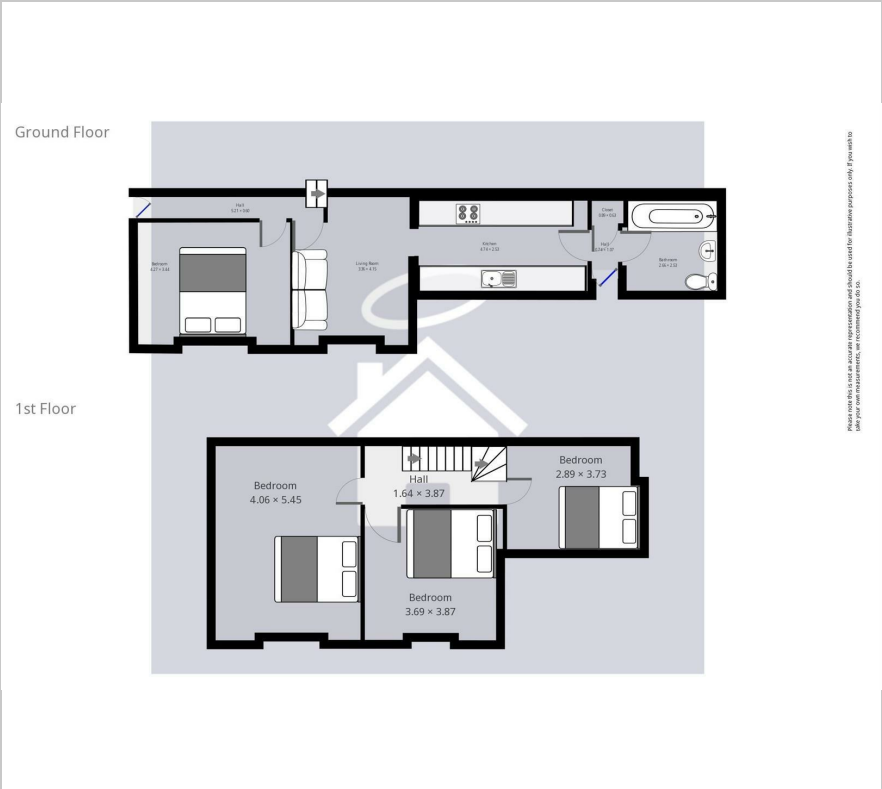
- 4 bedroom house
- 1 bathroom
- Lovely garden space
- £595 per person PCM
- Available 1tt July 2027 until 28th June 2028
- Central location - right by tesco!
- £80 per person to reserve the property
- Deposit is £250 per person!
- £137.31 per person per week!
- Separate living/kitchen area

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 1 1

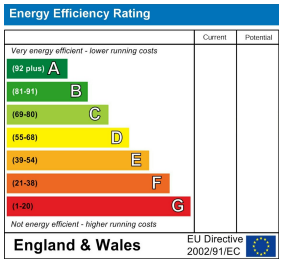
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Sales & Lettings Angels Limited, 129 Woodville Road, Cathays, Cardiff, CF24 4DZ
Tel: 02922331425 Email: info@lettingsangels.co.uk https://www.salesandlettingsangels.co.uk