



## Monthermer Road

Cathays, Cardiff, CF24 4RA

# Rental £1,500 pcm

5 bedroom House available 13 May 2017

Senghennydd Road, Cathays, Cardiff, CF24 4AY  
[info@letmc.com](mailto:info@letmc.com)

## 020 666 4444

### Opening Times

Mon 09.00 - 18.00; Tues 09.00 - 18.00  
Wed 09.00 - 18.00; Thurs 09.00 - 20.00  
Fri 09.00 - 18.00; Sat 09.00 - 13.00; Sun Closed

\* Furnished

\* Double glazed

\* Central heating

## Situation

Fantastic three storey house. With double bedrooms throughout, a lounge in the ground floor front room and a dining room leading to a modern kitchen. The property further benefits from having two bathrooms, broadband internet (wireless connection or sockets in each room) and is waking distance to University. A viewing is highly recommended.

## Accommodation

Bathroom 1 (Ground Floor)

Ground Floor Middle bedroom (Ground Floor)

Kitchen (Ground Floor)

Living room (Ground Floor)

Bathroom 2 (First Floor)

First Floor Front bedroom (First Floor)

First Floor Middle bedroom (First Floor)

First Floor Rear bedroom (First Floor)

Landing 1 (First Floor)

Attic Bedroom (Second Floor)

Landing 2 (Second Floor)

WC (Second Floor)

Garden

Hall

All measurements are approximate.

## Further Information

The deposit required is £2,000

The landlord has requested to include No smoking in the property, Only half rent due in July 2013, Landlord agreed to supply student desks and swivel chairs into each bedroom

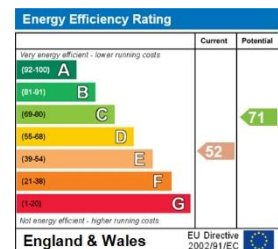
The bills included in the rent are Water

The landlord is willing to rent this home to Employed

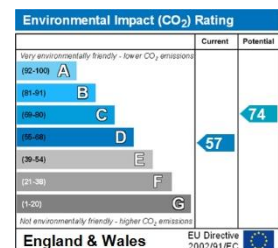
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment.  
Creation Date: 02/05/2017

Property Ref: inst-153

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © LetMC Letting Agents Ltd, 2017. LetMC Letting Agents Ltd Registered in England and Wales No.