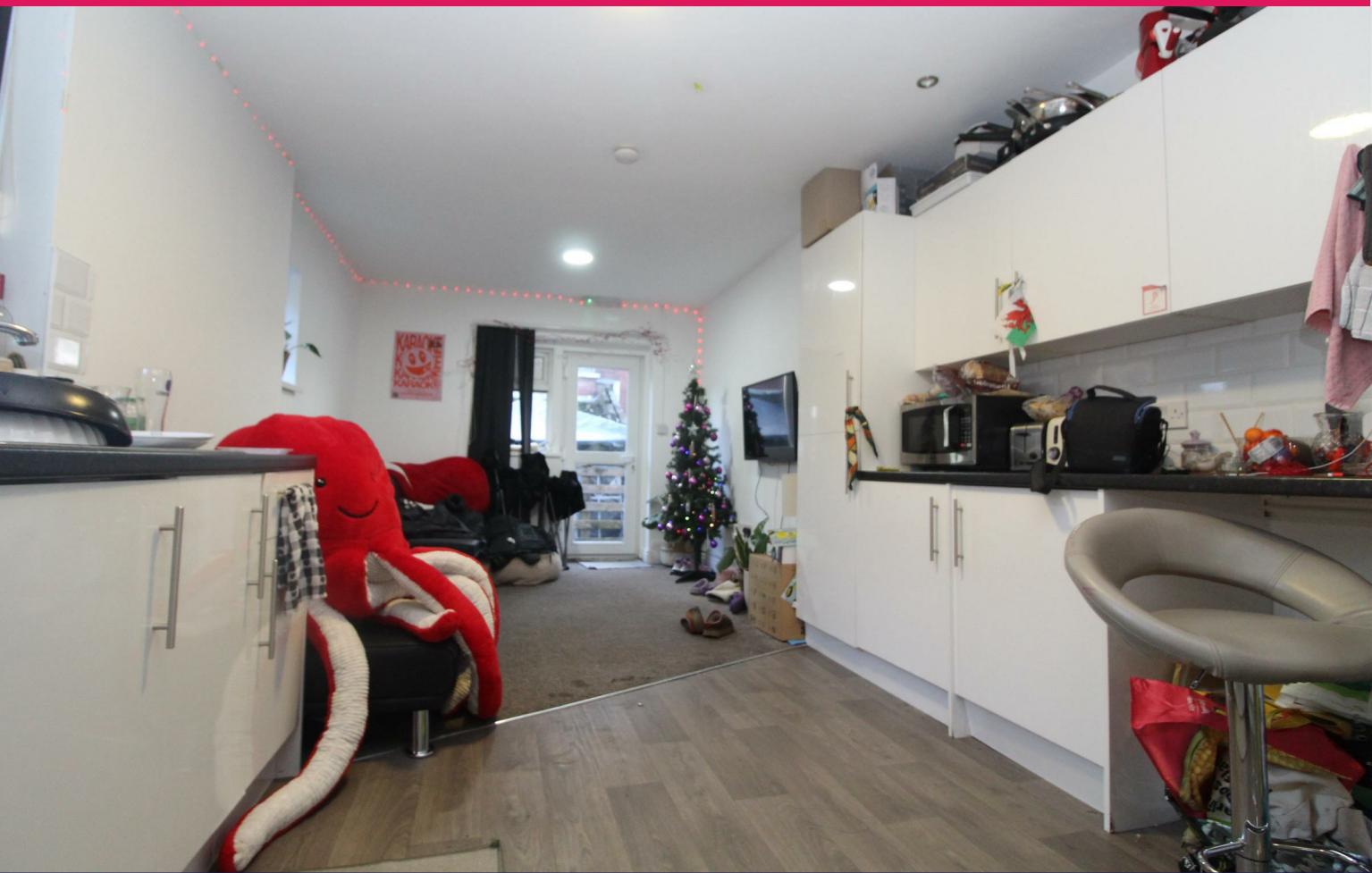




SALES & LETTINGS
— ANGELS —



83 Pen Y Wain Road

Cathays, Cardiff, CF24 4GG

£3,760 Per Calendar Month

REF: 16947896

STUDENTS ONLY - ONLY £150 PP DEPOSIT!!!

8 BEDROOM HOUSE - 3 BATHROOMS - £470 PER PERSON PER MONTH - AVAILABLE 1ST JULY 2026 - 1/2 RENT FOR JULY IF UNOCCUPIED - WATER, GAS & ELECTRIC INCLUDED FOR AN EXTRA £80 PER PERSON

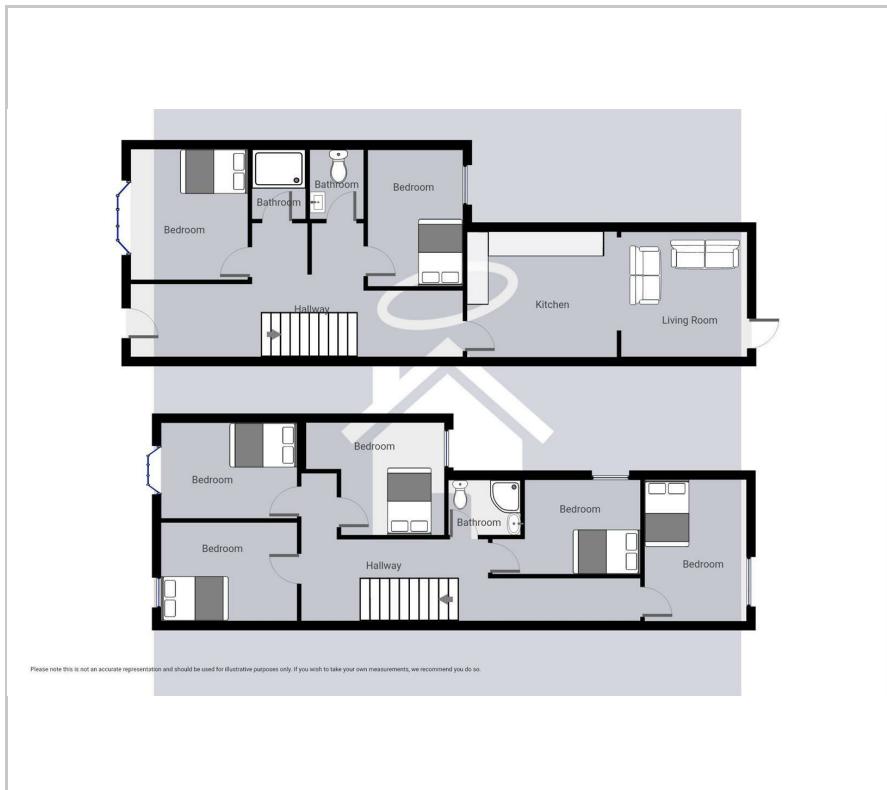
- 8 Bedroom Student House
- £470 per person per month
- Water, Gas and Electric Included for an extra £80 per person
- 1/2 Rent for July If Unoccupied
- £150 deposit per person
- Cathays Area
- Available 1st July 2026

Viewing

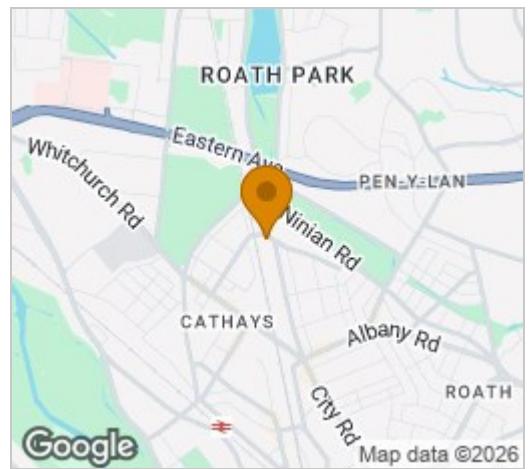
Please contact our Cathays Head Office Office on 02922331425 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

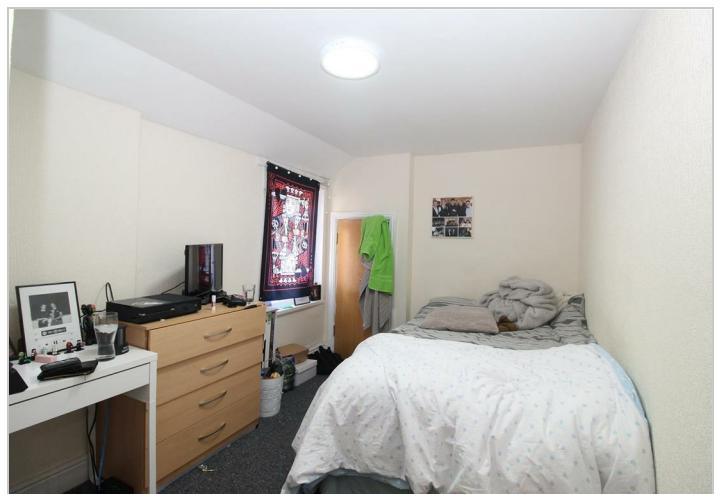


Area Map



Energy Efficiency Graph

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			
EU Directive 2002/91/EC			
England & Wales			



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.