



SALES & LETTINGS  
— ANGELS —



## 2 Arran Street

Roath, Cardiff, CF24 3HS

£3,150 Per Calendar Month

REF: 2184

ONLINE AND PHYSICAL VIEWING AVAILABLE

\*FULL RENOVATION TAKING PLACE OVER SUMMER\*

6 DOUBLE BEDROOM - 2 BATHROOMS - £525 PER PERSON PCM - BILLS EXCLUDED - AVAILABLE 15TH AUGUST 2026 - 10 MONTH CONTRACT - £525 PER PERSON DEPOSIT (£80 PER PERSON HOLDING DEPOSIT) - FULLY FURNISHED

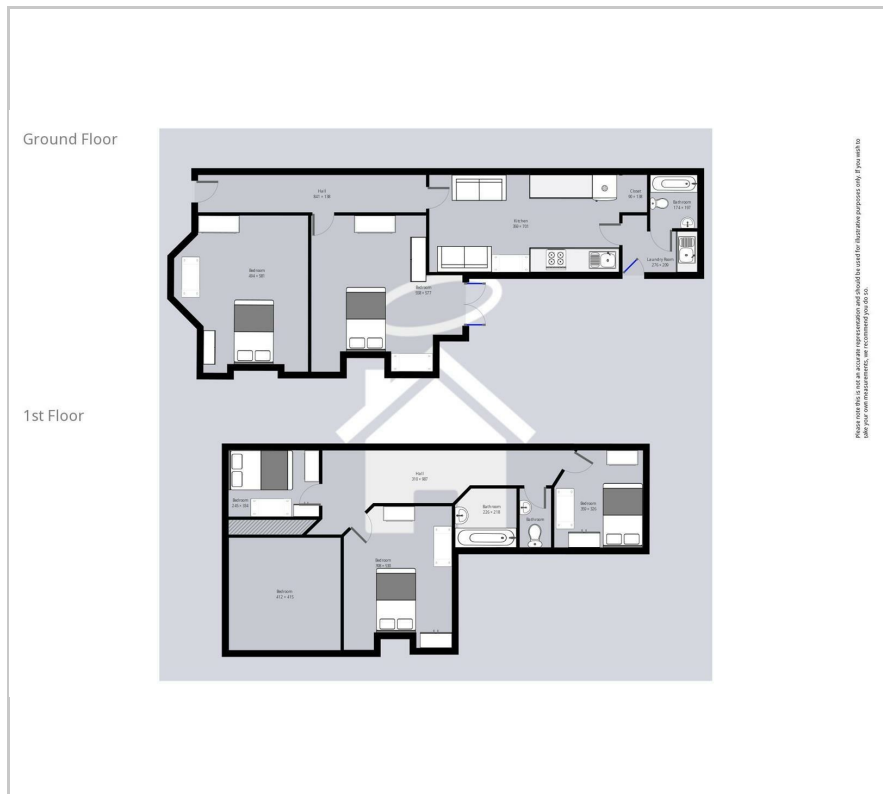
### Viewing

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

- 6 DOUBLE BEDROOMS
- FULL RENOVATION
- £525 PER PERSON PCM
- AVAILABLE 15TH AUGUST 2026
- 2 BATHROOMS
- PRIVATE LARGE GARDEN
- OPEN PLAN KITCHEN/LIVING SPACE
- DEPOSIT £525 PP (£80 PP HOLDING DEPOSIT)
- If you would like the property to be renovated, the price per month will be £575



## Floor Plan

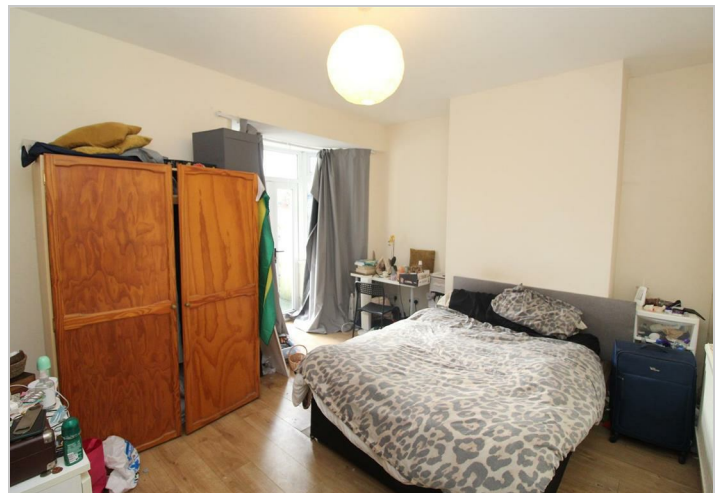


## Area Map



## Energy Efficiency Graph

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