



SALES & LETTINGS
— ANGELS —



87 Pen Y Wain Road
Cathays, Cardiff, CF24 4GG
£3,465 Per Calendar Month

REF: 16948003

STUDENTS ONLY

7 BEDROOM STUDENT HOUSE - 3 BATHROOMS - £495
PER PERSON PER MONTH - AVAILABLE 1ST JULY 2026 -
1/2 RENT FOR JULY IF UNOCCUPIED - £150 PER
PERSON DEPOSIT - GAS, WATER & ELECTRIC
INCLUDED FOR AN EXTRA £80 PER PERSON PCM

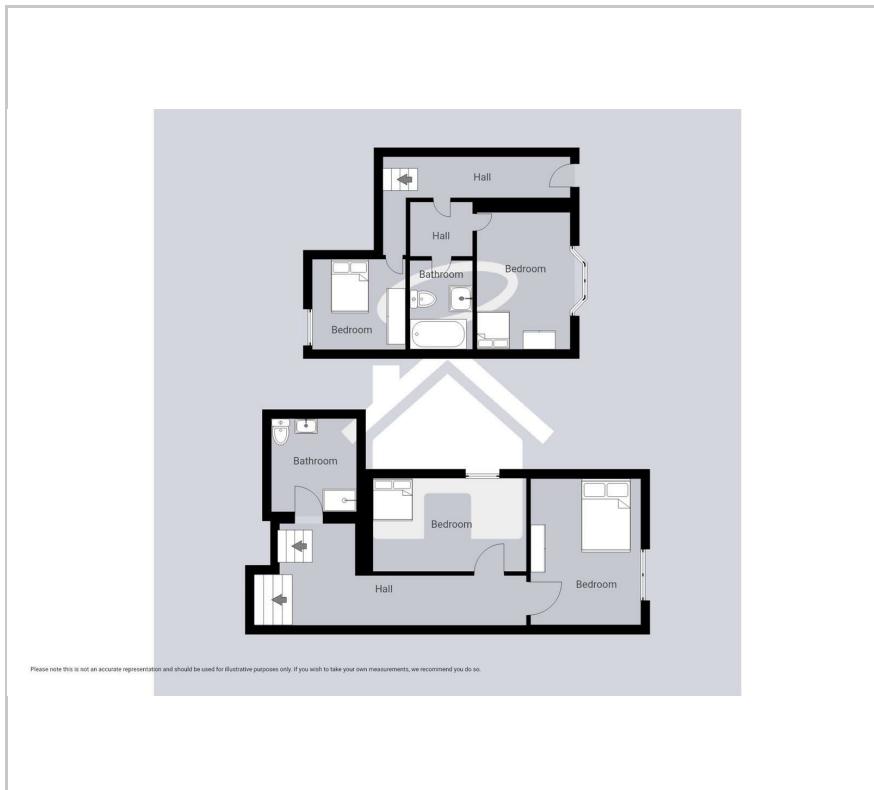
- 7 Bedroom Student House
- £495 per person per month
- Available 1st July 2026
- 1/2 Rent for July if unoccupied
- £150 per person deposit
- Water, Gas and Electric Included for an extra £80 per person per month!
- 3 full bathrooms!
- Huge bedrooms

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