



## Features

- ROOM AVAILABLE
- 4 Bedrooms With Wash Hand Basins
- Close To Cardiff University
- Three Story building
- Tumble Dryer & Dishwasher

## Description

### ROOM AVAILABLE UNTIL 30/06/2025

Welcome to this inviting 5-bedroom student house, perfectly suited for university living. Located in a vibrant area close to local amenities, this home offers both convenience and comfort.

### Key Features:

- **Spacious Bedrooms:** Five well-proportioned bedrooms, with four featuring in-room sinks for added convenience.
- **Shower Rooms:** Two separate shower rooms ensure that there are plenty of facilities for all residents, reducing wait times during busy hours.
- **Separate Kitchen:** The well-equipped kitchen provides ample space for cooking and meal prep and also includes a dish washer!
- **Cozy Living Area:** The separate living area is a great space for relaxation and socialising, making it easy to unwind with friends after a long day of classes.
- **Convenient Location:** Situated near public transport, shops, and cafes, this house offers easy access to everything you need.

This property is designed to cater to the needs of student life, offering a balanced environment for both study and social activities. Make it your new home away from home!

Holding deposit: £125.00

Security deposit: £485.00 (depending on guarantor criteria)

EPC Rating D

Council Tax Band E

A holding fee equivalent to one weeks` rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. The referencing process and occupational contract must be completed and signed within 14 days following the payment. The Umbrella Homes reserves the right to retain this payment should the applicant provide false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the agreement.