



## Ground Floor Flat, 53 Clun Terrace, Cathays, Cardiff, CF24 4RB

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1 Bed • 1 Bath • 1 Recep • EPC C

**£950 pcm**

# GROUND FLOOR FLAT, 53 CLUN TERRACE, CATHAYS, CARDIFF, CF24 4RB

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*Discover contemporary living in vibrant Cathays! This stylish 1-bed apartment boasts MODERN FITTINGS, a SPACIOUS LIVING AREA, and a lovely BACK GARDEN. Enjoy easy access to the city centre, local parks, and excellent transport links. Perfect for professionals seeking comfort and convenience!*

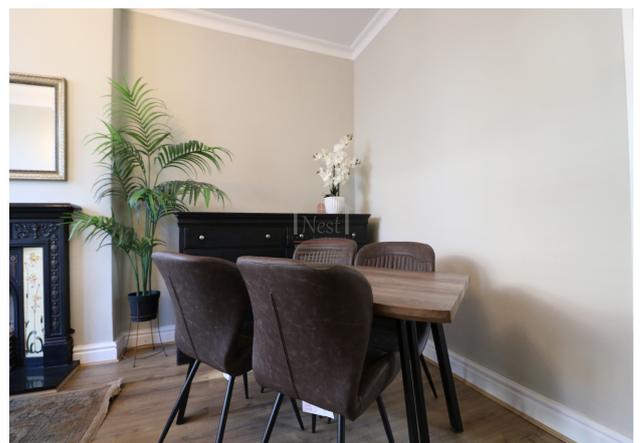
# STEP INSIDE

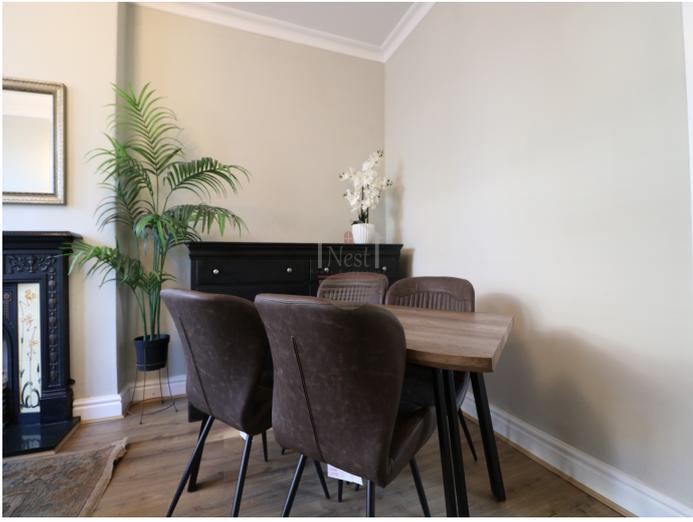
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Welcome to your stunning 1-bedroom apartment in the heart of Cathays, Cardiff, available for just £950 pcm. This modern residence features stylish fittings throughout and offers a generous and spacious living area, perfect for relaxing or entertaining. Step outside to enjoy your private back garden, an ideal retreat from the city hustle.

Situated in a vibrant neighborhood, you'll be surrounded by a variety of local amenities, including cafés, shops, and restaurants. Cathays is well-known for its excellent transport links, making it easy to reach Cardiff city centre, and you'll find an array of parks nearby for leisurely strolls. The area is great for both professionals and students, with several esteemed schools and universities just a short distance away.

With on-street parking available and an Energy Performance Certificate rating of C, this apartment offers both practicality and comfort. Don't miss out on this opportunity to make your home in one of Cardiff's most sought-after areas. Schedule a viewing today and experience the vibrant lifestyle that Cathays has to offer!







## Property Details

Property Type:	<b>Apartment</b>	Bedrooms:	<b>1</b>
Bathrooms:	<b>1</b>	Reception Rooms:	<b>1</b>
Floor Area:	<b>657 sq ft</b>	EPC Rating:	<b>C</b>
Council Tax:	<b>Band C</b>	Furnishing:	<b>Furnished</b>
Available:	<b>20 March 2026</b>	Deposit:	<b>£1,090</b>
Min Term:	<b>12 months</b>		

## Energy Performance

Current Rating

**C**

Potential Rating

**C**

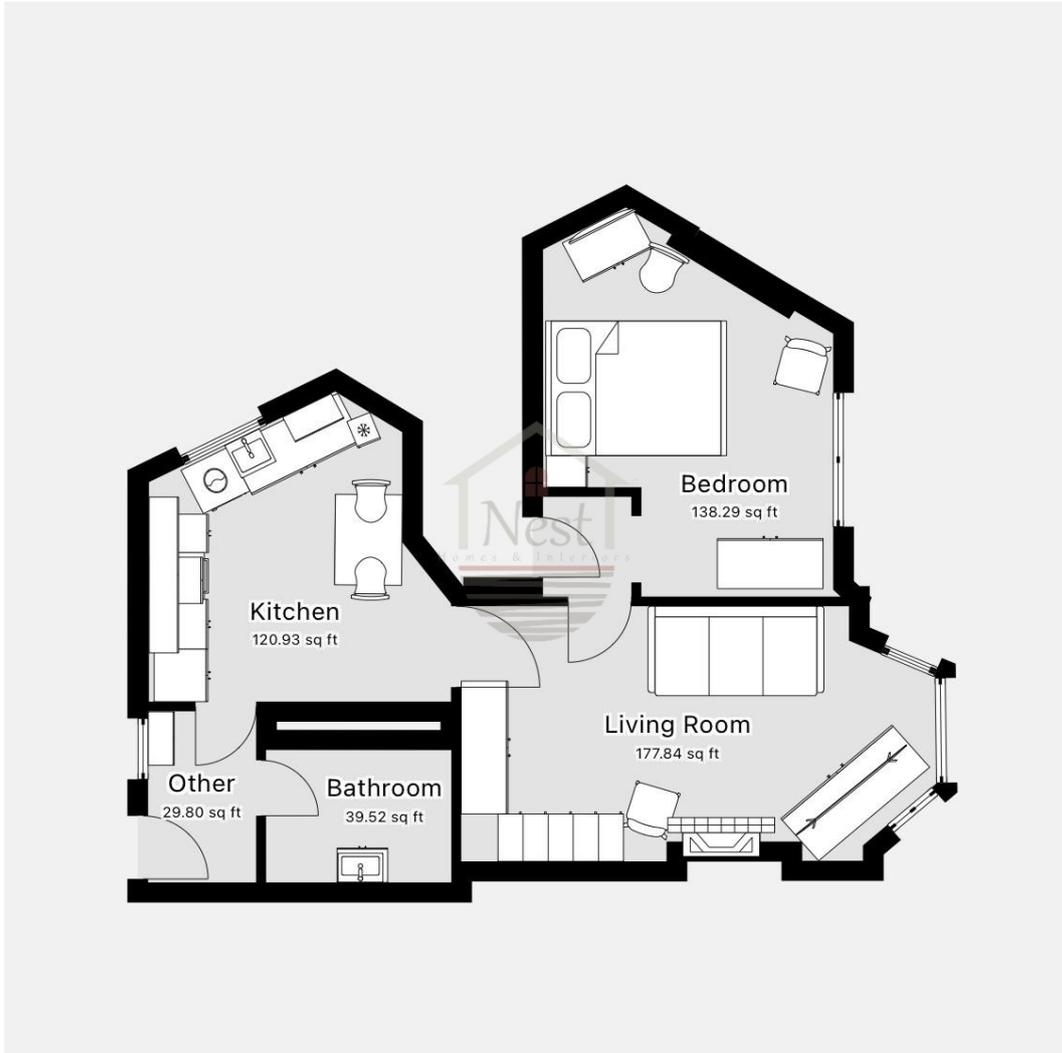
## Key Features

- Vibrant Cathays Location
- Spacious Living Area
- Easy City Centre Access
- EPC Rating C
- Double Glazed Throughout
- Modern Fittings Throughout
- On-Street Parking
- Back Garden
- Council Tax Band C
- Gas Central Heating

# Floor Plan



Ground Floor Flat, 53 Clun Terrace, Cathays, Cardiff, CF24 4RB



Floor plan is for illustrative purposes only. Not to scale.

## Property Specifications

Total Floor Area:	<b>657 sq ft</b>	Habitable Rooms:	<b>3</b>
Floor Level:	<b>01</b>	Number of Floors:	<b>1</b>
Built Form:	<b>Mid-Terrace</b>	Construction:	<b>England and Wales: before 1900</b>

# Your Renting Journey

We guide you through every step of the process



1

## Arrange a Viewing

Book a viewing at your convenience. We offer in-person and virtual options.

2

## Apply to Rent

Complete our application form and provide references for quick processing.

3

## Referencing

We conduct credit checks, employment verification and landlord references.

4

## Sign Agreement

Review and sign your tenancy agreement. We explain all terms clearly.

5

## Pay Deposit & Rent

Pay security deposit and first month's rent. Deposit protected by scheme.

6

## Move In!

Collect your keys, receive inventory, and enjoy your new home!

Ready to take the next step?

# ARRANGE A VIEWING

Contact our team to book your private viewing:

**Tel: 07304 006532**

**Email: [admin@nest-homes.co.uk](mailto:admin@nest-homes.co.uk)**



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.