

Experience counts!

We've been renting student houses for over a decade, and we like to think we've got pretty good at it.



With a dedicated student branch, viewings by students for students and more housing experience than you can shake a stick at...



cosy up with...



cps homes.co.uk

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02920 668585

34 Woodville Rd,
Cathays CF24 4EA

Where to?

HELPING YOU FIND YOUR STUDENT HOUSE FOR NEXT YEAR

COSY UP WITH CPS HOMES

Look out for reasons why you should cosy up with CPS Homes inside...



We've got plenty of houses close to campus



Location, Location, Location - map on P.8

SPLASHING OUT VS SAVING THE PENNIES



cps homes.co.uk

3-10 BEDROOM HOUSES

Take a look inside for a selection of homes to tickle your fancy



Pop in & see us!

about us

We've been helping students to find properties for over ten years now, so using the experience we've built up in that time, we like to think we've got pretty good at it!

All of our student houses and flats meet Cardiff County Council's latest standards, so when you're viewing one of our properties, you can focus on the things that matter to you – the location, the size of the lounge, the number of bedrooms, the distance to the pub!

Our housing stock ranges from ten-bedroom houses to one-bed flats, so however many housemates you have in mind, we'll be able to accommodate you (literally). Tell us what's important to you and let us do the work of finding you the right property. Whether you're on a tight budget or want to splash out on a nicer pad, we've housed tens of thousands of students over the years and we've accommodated all sorts of requests, so don't be afraid to ask!

During viewings, we make a point of asking what you'd like to see in the houses we take you to. We want to help you make that house a home, so if you have a request or two that'll help you do that, we'll ask the landlords to consider your points and see what we can do negotiate.

Our own student days might be a little further away than we'd like to admit, but we work hard at making sure we're in touch with you and your priorities. We recruit students to our lettings team and make sure we stay close to students' interests by sponsoring university teams and societies, as well as running weekly offers on our Facebook and Twitter pages.



Renting my first house as a Cardiff student was a daunting experience.

We were five first-year students and had only just moved into halls, when suddenly we had to think about where we were going to live the following year. We didn't know where to start, so it's my own experience that drives me to make sure the advice we offer our student tenants is of the highest standard. Over the last 13 years, we've pushed not only to improve the quality of the house themselves, but also the way landlords view students. Honesty has always been our best policy, and it seems to be something our customers value.



Emma

Emma James, Director
34 Woodville Road, Cathays
Cardiff CF24 4EA

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/cpshomes

@cpshomes

We're also proud sponsors of Cardiff Blues, Asian Society, Law and History IMG Netball, as well as accredited members of industry-recognised bodies.



Llanbleddian Gdns, Cathays

£340 pp/pcm

5 beds

Large corner sofa



COSY UP WITH CPS HOMES

Not quite your perfect pad? Tell us what you want and we'll do our best to negotiate each item for you.

This refurbished five-bedroom maisonette is spread over the first and second floors of the building and situated opposite Cardiff University. The flat offers high quality student accommodation throughout, equipped with a stunning open-plan kitchen/lounge area containing all modern appliances and a large corner sofa, as well as a wall-mounted plasma TV. The stunning bathroom has a shower over the bath and a separate toilet.



All you need to know...

- ✓ £340 each
- ✓ Recently refurbished
- ✓ Five double bedrooms
- ✓ Wall-mounted plasma TV



P4953





renting made easy

Our step-by-step guide helps make the process of renting a house much more simple – the way things should be!

fast fact

The cost of your deposit/bond will typically be the equivalent of one month's rent, but it's sometimes a little bit more.

Choosing who to live with

Ensure you choose your housemates carefully and selectively. After all, just like the property, they're yours for keeps... or at least until the end of your tenancy.

What's important?

Come together as a group and decide on what's important to you. Is it location, e.g. being as close to campus as possible, or are you willing to walk a bit further for a nicer house? Do you want plenty of communal living space? What about a garden for those summer BBQs? Take a look at some of the properties in this magazine and complete our housing criteria form to get you thinking about what's really important to you in your new home.

Getting together

Pick a time when you can all get together and view a selection of properties. In order to digest everything that's on offer and give you enough time to make an informed decision, we'd recommend setting aside up to two hours in most cases.

Getting in touch

When you're ready, give us a call on **02920 668585**. We'll ask you a lot of questions about what you're looking for from your home, so be sure to have considered all of the above points as a group. Using the information you give us, we'll sift through the properties and find the ones best-suited to you, so the more detail you're able to give us, the better. Feel free to look on our website – cpshomes.co.uk – to get an idea of what we're marketing before you call.

Viewings

When you're out and about on viewings, don't be afraid to ask questions or make suggestions. Think to yourself, 'what would turn this house into a home?'. The person showing you around is there to negotiate a deal between you and the owner, so let them know what you'd like and they'll do their best for you. Whether it's new sofas, new carpets, redecoration – or even a new bathroom/kitchen - if you don't ask, you don't get!

Finding 'The One'

When you've found 'The One', act quickly. There are only so many properties on the market, so don't get caught hesitating and miss out. At this point you'll need to fill in a few forms and pay an agency fee, which takes the house off the market and reserves it for you, meaning nobody else will be shown around.



View our guide to renting video on Youtube

Laytonia Ave, Heath

£250 pp/pcm

3 beds



Spacious kitchen



Decorated in a modern and inviting style, this property is ideally located for students based at the University of Wales Hospital. It's located on a quiet street close to the nearby Maitland Park, which is ideal for leisurely walks, and has a low-maintenance garden to the rear. The ground floor is made up of a spacious lounge with feature fireplace to the front of the house, as well as a second reception room offering ample study space. The modern kitchen/diner serves up ideal storage space, plus a dining table and chairs. Upstairs are three double bedrooms and a well-sized spare room.

All you need to know...

- ✓ £250 each
- ✓ Close to the University of Wales Hospital
- ✓ Spare room
- ✓ Two reception rooms
- ✓ Low-maintenance rear garden



P4999

Crwys Rd, Cathays

£325
pp/pcm

7
beds

fast fact
Over 70% of
Cardiff students
will have secured
next year's
accommodation
by December.

Wall-
mounted
plasma
TV

Situated in an ideal location for Cardiff Uni and Cardiff Met students alike, this newly refurbished four-storey, seven-bedroom house is located within 300 yards of both Woodville Rd and Albany Rd, and also close to the city centre. The property briefly comprises of a spacious open-plan kitchen/lounge area with built-in fridge freezers and under-counter lighting, as well as a wall-mounted plasma TV and corner sofa. Elsewhere, there are two bathrooms and a separate toilet.



All you need to know...

- ✓ £325 each
- ✓ Newly refurbished
- ✓ Four-storey house
- ✓ Seven double bedrooms
- ✓ Stunning open-plan kitchen/lounge area

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homes P5672

Brithdir St, Cathays

**COSY
UP WITH
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Safe as houses! We're
accredited by industry-
recognised bodies such as
ARLA, ALMA & TPO

£300
pp/pcm

5
beds



Private
rear
garden

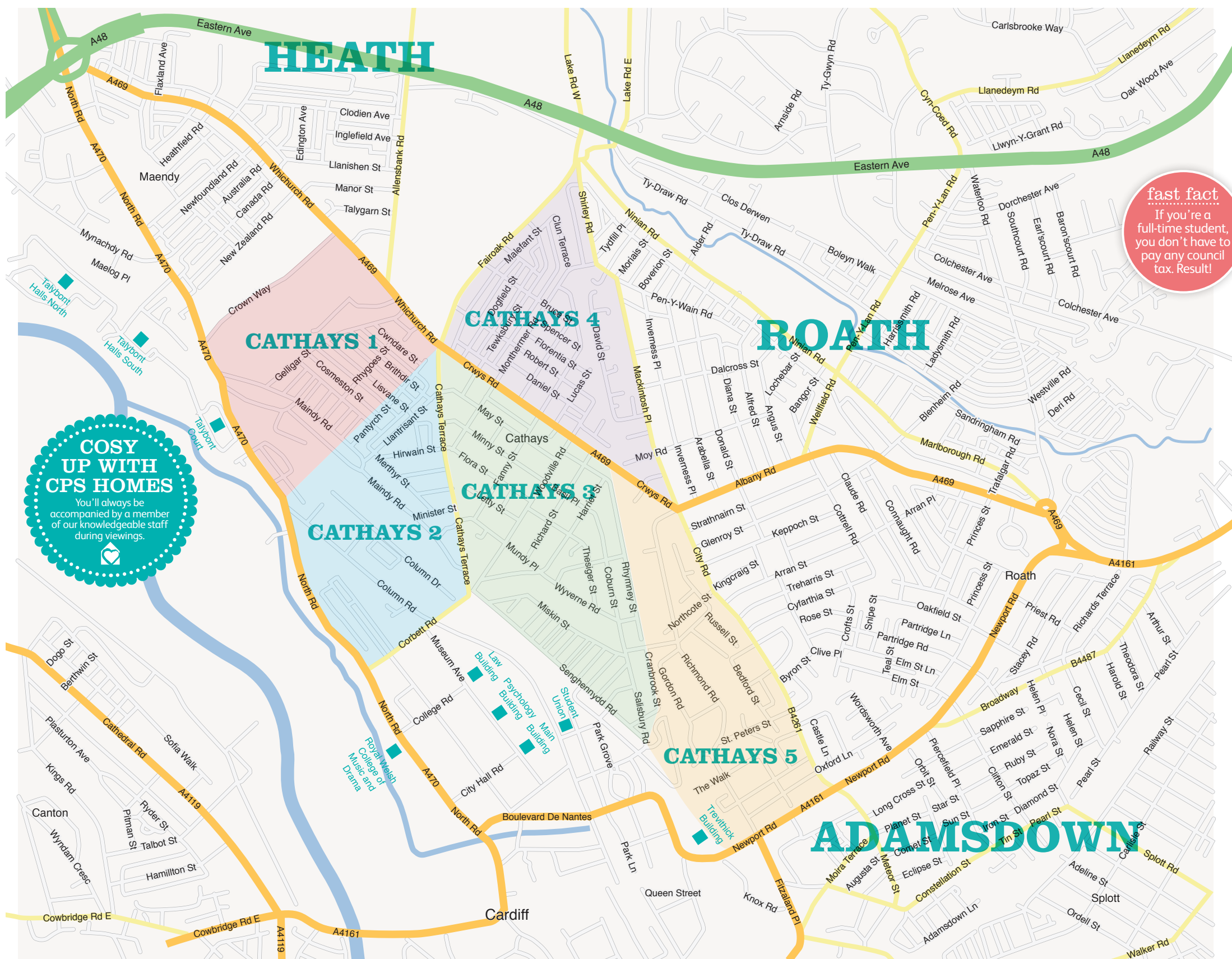
Located at the top end of Cathays Terrace, in a slightly quieter area than most student properties, this mid-terrace house boasts a newly-refurbished kitchen/lounge area with wall-mounted plasma TV, five double bedrooms and two bathrooms. There's also a private garden to the rear.

All you need to know...

- ✓ £300 each
- ✓ Large corner sofa
- ✓ Wall-mounted plasma TV
- ✓ Five double bedrooms
- ✓ Two bathrooms



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homes P1178



COSY UP WITH CPS HOMES
You'll always be accompanied by a member of our knowledgeable staff during viewings.

fast fact
If you're a full-time student, you don't have to pay any council tax. Result!



Find your perfect...

home

Using the map and our thought provoking points below, decide as a group what you want from your house next year...

LOCATION
Most students prefer to be as close to their place of study as possible, but groups sometimes have three people based at one building, two at another and one more elsewhere, so it's all about finding a happy medium.

Bearing this in mind, in which area(s) would you consider living?

- Adamsdown
- Cathays 1 Cathays 2 Cathays 3 Cathays 4 Cathays 5
- Heath
- Roath

COST
Excluding utility bills and internet (usually £40-£50 extra per month), how much will you be able to spend on rent each month?

- Up to £240 each
- £241 - £270 each
- £271 - £300 each
- £301 - £330 each
- £331 - £360 each

PRIORITIES
In an ideal world, everybody would like to live in a big, modern house with a large garden, situated in the perfect location, for relatively little cost. In reality, groups have to prioritise and put one or two factors ahead of others.

With 1 being your most important factor and 4 being your least important, rate each of the following points on a scale of 1 to 4 (using each number just once)

- Location: _____
- Lounge area: _____
- Equal sized-bedrooms: _____
- Quality: _____

COSY UP WITH CPS HOMES
Wherever you're looking, one of our three Cardiff branches will have it covered.

CATHAYS
 + Ideal access to Cardiff Uni buildings, and good transport links for Cardiff Met's campuses.
 + There are plenty of houses available – and lots of businesses with great student discounts!
 - We'll be honest – neighbours can be noisy, and the rubbish situation isn't always brilliant.
Ideal for: Anybody based at the many Cathays Uni buildings wanting to be close to the bars!

ROATH
 + Ample access for students at Cardiff Uni's Trevithick building and the Uni of South Wales' ATRium campus.
 + The houses are slightly cheaper and are often bigger, but...
 - ...they're further removed from the student population of Cathays and the centre of town.
Ideal for: Those looking for value for money, as well as those wanting a more suburban lifestyle

HEATH
 + Within close proximity to the University Hospital, and not too far from Cardiff Met's Llandaff campus.
 + Good bus links to and from the city centre, and a stroll through Bute Park is never too far away.
 - It's a long walk from town (unless you like buses!).
Ideal for: Anybody based at the University Hospital, as well as anybody who prefers a walk in the park on the way to Uni.

ADAMSDOWN
 + Very close to the Uni of South Wales' ATRium campus and a short distance from the city centre.
 + A diverse community live here – a mix of students, young professionals and families.
 - The area is withdrawn from the crux of the student community that typically congregate in and around Cathays.
Ideal for: Those based at the Uni of South Wales' ATRium campus and/or looking to be close to the city centre.

Once you've decided on your requirements let us know your via telephone 02920 668585, e-mail lettings@cps homes.co.uk or cut this section out and bring it with you to out office 34 Woodville Rd, Cathays, CF24 4EA and we'll book you in to view a selection of houses that suit your needs.

Our Property Advisors



Helen

COURSE STUDIED: Business Management and Marketing
HALLS LIVED AT: Talybont South
MY INTERESTING FACT: I've not long finished at Cardiff University and I'm currently in the process of buying my own flat in the Bay.
MY CARDIFF HOUSING EXPERIENCE: I lived in a couple of Cathays houses after moving out of halls, then most recently on Crwys Rd on the border of Roath/Cathays. I preferred it when I was in the heart of Cathays, purely because I was within walking distance of lectures and close to all my friends.



Becky

COURSE STUDIED: Interior Design
HALLS LIVED AT: Uni of Glamorgan (now Uni of South Wales) halls in Treforest
MY INTERESTING FACT: I won UK Barperson of the Year in 2011 and Dara O'Briain presented me with my award.
MY CARDIFF HOUSING EXPERIENCE: I recently bought a flat in the Bay but previously rented in Cathays and Roath. My favourite house was on Arran St in Roath as it was close to the shops on Albany Rd and there was a nearby Farmers' Market every week, which was always good for a bargain!



Rhys

COURSE STUDIED: Business Studies
HALLS LIVED AT: I chose to travel from home as I was based close to my campus.
MY INTERESTING FACT: I once represented Wales in the clay pigeon shooting World Cup.
MY CARDIFF HOUSING EXPERIENCE: I've lived in houses all over Cardiff, from Cathays and Roath to Pontcanna and St Mellons. I'm now in the Heath and find it a good balance between semi-suburban living and still being relatively close to the city centre.

As well as a top team of Property Advisors, we also have students as part of our Lettings Team to make sure we stay in tune with students' needs.

our team

Our Student Advisors



Kate

COURSE: Law, 2nd year
HALLS LIVED AT: Talybont South
MY INTERESTING FACT: I can touch my nose with my tongue.
MY CARDIFF HOUSING EXPERIENCE: Nothing much to say other than the parties in our new house are amazing!



Freya

COURSE: Law, 2nd year
HALLS LIVED AT: Talybont South
MY INTERESTING FACT: When I was in Talybont, I lived with a hoard of silverfish.
MY CARDIFF HOUSING EXPERIENCE: I was so excited to move into my new house for 2nd year, purely because it's so much nicer than Talybont!



Holly

COURSE: Law and Politics, 2nd year
HALLS LIVED AT: Talybont North
MY INTERESTING FACT: I'm slightly related to the actor Jim Broadbent.
MY CARDIFF HOUSING EXPERIENCE: I've got a double bed and actual space in my living room in my 2nd year house, which is a world away from what I had at halls.



Hannah

COURSE: History, 2nd year
HALLS LIVED AT: Talybont South
MY INTERESTING FACT: I'm a black belt in karate.
MY CARDIFF HOUSING EXPERIENCE: It's been so much fun having house parties in my own, new house. And even when we venture into town, we have plenty of room for pre-drinks!



Elouise

COURSE: English Literature, 2nd year
HALLS LIVED AT: Talybont North
MY INTERESTING FACT: I got my first story published when I was 6.
MY CARDIFF HOUSING EXPERIENCE: My new house has a living room so we can all relax together – it feels like a home!

fast fact

You'll be asked to name a 'lead tenant' before you move in, which should be your group's most reliable and contactable person.

COSY UP WITH CPS HOMES

Variety is the spice of life, so we'll always show you around a range of houses that suit your needs.



P5496

Flora St, Cathays



Newly renovated



This newly renovated house has been finished to a superb standard and is situated in an ideal location for all students. The fully-fitted kitchen has two fridge/freezers, two oven/hobs and two sinks, while the adjoining lounge boasts a large corner sofa with a 50", wall-mounted plasma TV above it. All eight bedrooms are doubles containing matching furniture, while there are two high quality shower rooms and a separate toilet elsewhere. The rear garden is of good size and low maintenance, laid with a Cotswold stone effect.

All you need to know...

- ✓ £325 each
- ✓ Eight double bedrooms
- ✓ Open-plan lounge/kitchen
- ✓ 50", wall-mounted plasma TV
- ✓ Two shower rooms and separate toilet
- ✓ Rear garden

Boverton St, Roath

£325
pp/pcm

5
beds

Original
features

**COSY
UP WITH
CPS HOMES**

Don't worry, your deposit/
bond is fully protected in
accordance with deposit
legislation.



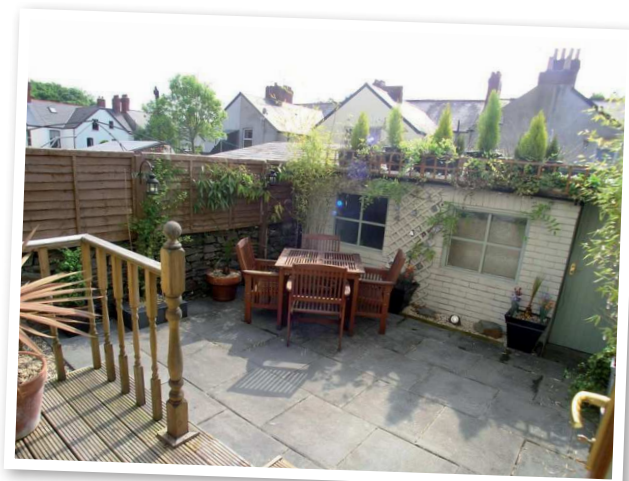
Situated just yards away from Roath Park Lake, the nearby recreational playing fields and Albany Rd, this property boasts many of its original features, such as beautiful coving and fireplaces. Its large kitchen has been fitted to a stunning standard with high quality units and appliances, with French doors leading out onto a garden with a mixture of decking and patio. The rear garage has been converted into a gymnasium with a range of equipment, while elsewhere on the ground floor is a lounge, spacious dining room with table and chairs, as well as the first bedroom. The first floor has four further bedrooms - one with a shower room and one slightly smaller than the rest – and a family bathroom.

All you need to know...

- ✓ £325 each
- ✓ Close to Roath Park Lake
- ✓ Garage
- ✓ Gymnasium
- ✓ Part-decking, part-patio garden

**cps
homes**

P3592



the FAQ

In over a decade of doing business, we've had plenty of questions from students about renting houses, so we thought we'd share some of the most common ones with you.

WHEN DO STUDENTS SOURCE THEIR ACCOMMODATION FOR THE NEXT ACADEMIC YEAR?

It's typically around the beginning of November, although some students will make enquiries as early as mid-October. Over 70% of students will have secured next year's accommodation by December, which is why we release our housing lists early.

IS EVERY STUDENT HOUSE PUT ON THE MARKET AT THE SAME TIME?

Whilst we begin to market the bulk of our houses at the beginning of November, more properties come onto our listings weekly, if not daily, in the months thereafter. Before starting to look for next year's, it's important that you're confident in the group you intend to move in with.

COSY UP WITH CPS HOMES

Let us guide you. We'll do an accompanied check-in when you move in and an accompanied check-out when it's time to leave.

COSY UP WITH CPS HOMES

Contact us 24 hours a day, 7 days a week, and we'll always have an emergency response team on-hand.

WHAT IS THE AVERAGE RENT FOR A STUDENT PROPERTY IN CARDIFF?

The average rent is around £275 per person per month, but it can go up to the £325-£350 mark depending on the quality, size and location of the property. This excludes the cost of gas, water, electricity and internet.

WHAT IS A GUARANTOR?

As students are unable to provide an employer or previous landlord reference, they're typically asked to nominate a guarantor – usually a parent/guardian – to act as a financial backer for the duration of the tenancy. They're there to cover any unpaid rent, for example.

WHAT IS A BOND? The bond (sometimes referred to as a "deposit") is paid before the tenancy begins and is there to cover any damage caused to the house/flat, as well as any unpaid rent or bills. As long as you've kept the property in a good condition and paid everything up, you'll receive this back in full when you move out.

HOW MUCH WILL MY BOND BE?

It'll usually be at least the equivalent of one month's rent, but it's sometimes a little bit more.

HOW MUCH IS COUNCIL TAX?

As long as you're a full-time student, you won't have to pay any council tax. Result!

HOW MUCH IS GAS, WATER AND ELECTRICITY? WHAT ABOUT INTERNET?

Unlike halls, most houses will not the cost of utility bills or internet in the advertised rent amount, so allow for an additional £40-£50 each per month for these.

fast fact

Your landlord (the owner of the house) is responsible for making sure the exterior of the property, including its structure, is well-maintained.

WHAT IS AN INVENTORY?

The inventory is a full and detailed report of the furniture, contents and condition of the property on the day you move in. It'll list each room in the house and give complete details of every knock, mark, stain and damage that is available to the naked eye. It's important that the condition of the property upon move is accurately detailed, purely because you don't want to be blamed for something you didn't do. We always advise that photos are taken as additional evidence to the inventory.

HOW MANY TV LICENCES WILL WE NEED?

If you sign one, joint tenancy agreement as a group, which is pretty standard for student houses, you'll only need one TV licence.

fast fact

The cost of gas, water, electricity and internet aren't usually included in the rent, so be prepared to pay an extra £40-£50 per month each for these.

the best of the rest

If you're looking for a swanky pad to impress, look no further

COSY UP WITH CPS HOMES
As well as being furnished to a high standard, a lot of our houses come with TVs (often plasmas) and Internet points.



REF	PROPERTY	PRICE*	BEDS
P2500	Eddington Ave, Heath	£300	3
P1771	Connaught Rd, Roath	£300	4
P5475	Tewkesbury St, Cathays	£325	4
P4609	Lisvane St, Cathays	£325	4
P773	Inverness Pl, Roath	£325	4
A13049	Llanishen St, Heath	£280	5
P3232	Tulloch St, Roath	£310	5
P1070	City Rd, Roath	£275	6
ROMP3173	Moy Rd, Roath	£275	6
P4216	Flora St, Cathays	£300	6
A13160	Miskin St, Cathays	£325	6
P4842	Llandough St, Cathays	£325	6
P5235	Glynrhondda St, Cathays	£335	6
P1140A	Wyeverne Rd, Cathays	£325	8
P4448	Llantwit St, Cathays	£335	8
P4274	Richards St, Cathays	£300	9
P1034	Llanbleddian Gdns, Cathays	£325	9
ROMP3417	Llantwit St, Cathays	£335	9

Llanbleddian Gdns, Cathays

£325 pp/pcm

9 beds

fast fact
Your landlord/letting agent must protect your deposit/bond with a government scheme for the duration of your tenancy.



Feature wallpaper



Primly located opposite Cardiff Students' Union, this recently refurbished house boasts nine double bedrooms, including three in the attic, and has been finished to a high standard throughout. The kitchen contains all modern appliances, while the lounge has a large corner sofa and feature wallpaper, equipped with a wall-mounted plasma TV. Both bathrooms are newly-fitted and there's an additional, separate toilet.

All you need to know...

- ✓ £325 each
- ✓ Wall-mounted plasma TV
- ✓ Large corner sofa
- ✓ Nine double bedrooms
- ✓ Two bathrooms and additional, separate toilet

cps homes P1044

Fancy being close to uni?



REF	PROPERTY	PRICE*	Close to	BEDS
P5047	Morlais St, Roath	£290	Cyncoed	7
P4300	Adamsdown Church, Adamsdown	£275	Atrium	3
P778	Coburn St, Cathays	£270	Cathays campus	3
P5375	Rhymney St, Cathays	£290	Cathays campus	3
P5318	Harriet St, Cathays	£275	Cathays campus	4
P2315	Salisbury Road, Cathays	£285	Cathays campus	4
P3351	Wyeverne Rd, Cathays	£290	Cathays campus	4
P1389	May St, Cathays	£310	Cathays campus	4
P5046	Richards St, Cathays	£300	Cathays campus	6
P1194	Colum Rd, Cathays	£300	Cathays campus	6
A13350	Treherbert St, Cathays	£275	Cathays campus	7
P1236B	Colum Rd, Cathays	£280	Cathays campus	7
P4677	Flora St, Cathays	£325	Cathays campus	8
P1102A	Ruthin Gdns, Cathays	£300	Cathays campus	9
P1043A	Llanbleddian Gdns, Cathays	£300	Cathays campus	9
P1237A	Laytonia Ave, Heath	£275	Heath	4
ROMP2801	Pen-Y-Bryn Rd, Heath	£285	Heath	4
P5141	Whitchurch Rd, Heath	£270	Heath	5
P4719	Adamsdown Sq, Adamsdown	£275	Heath	5

Just need some space?

REF	PROPERTY	PRICE*	BEDS
P1478	Inverness Pl, Roath	£300	4
P3474	Monthermer Rd, Cathays	£290	5
A13262	Cathays Ter, Cathays	£310	5
P1081B	Mackintosh Pl, Roath	£270	7
P3473	Bangor St, Roath	£275	7
P1054A	Cathays Ter, Cathays	£285	7
P4072	Moy Rd, Roath	£335	7
A00044	Richmond Rd, Roath	£260	8
P1360	Salisbury Rd, Cathays	£275	8
P1114B	Llandough St, Cathays	£300	8
A13318	Ruthin Gdns, Cathays	£300	8
P1229A	Ruthin Gdns, Cathays	£350	8
P3886	Llanbleddian Gdns, Cathays	£275	9
P1378	Richmond Rd, Roath	£275	9
P1282	Miskin St, Cathays	£325	9
A13041A	Llanbleddian Gdns, Cathays	£280	10
P1375A	Glynrhondda St, Cathays	£300	10



COSY UP WITH CPS HOMES
For students by students - we employ current students in addition to our experienced staff.

*Prices are monthly per person