

Student Homes

HELPING YOU FIND YOUR STUDENT HOUSE FOR NEXT YEAR



DON'T MISS OUR DOUBLE PAGE MAP!

PAGES 4 & 5

← We've got plenty of houses close to campus



Open until **8pm** for late-night viewings

Housing over **5,000** Cardiff students every year

EATING OUT IN CARDIFF'S HOTTEST STUDENT VENUES

PAGES 9, 10 & 11





Like us on Facebook and follow us on Twitter for lots of freebies and giveaways!

 /cpshomes
 @cpshomes

Rated 
 on Google reviews

about us

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

As Cardiff's biggest student housing provider, we offer;

-  Three local, Cardiff branches
-  Over 1,000 available properties – more than anybody else
-  Houses and flats close to every university campus
-  Photos and floor plans of every property
-  A large portfolio of newly-refurbished houses
-  Accurately-priced homes for both lower and higher-end budgets
-  'Bills included in rent' options
-  Accompanied viewings until 8pm
-  Staff who were once Cardiff students themselves
-  A dedicated Maintenance Team
-  Government protection of your deposit/bond
-  Peace of mind through professional accreditations
-  A ★★★★★ rating on Google reviews

...plus lots and lots of free sweets while you wait!



Your local 5 & 6 bed listings...



Boverton Street, Roath
 £330 each

- Prime location for Cardiff Met students, located very close to Roath Park.
- Stunning property completed to a high standard which boasts many original features.
- Rear garage includes converted gymnasium and one of the five double bedrooms offers en-suite.

 5  2  2



£300 each

Brithdir Street, Cathays

- Mid-terrace property comprises of newly refurbished kitchen and lounge area with plasma.
- Five double bedrooms with two bathrooms all done to a modern standard.
- A quieter location amongst this popular student location.

 5  1  2



£350 each

Llanbleddian Gardens, Cathays

- Close to main University campuses, Cathays train station and city centre making this a prime location property!
- Maisonette flat spread over the first and second floors of the building.
- Corner sofa amongst a high-spec living/kitchen space with plasma TV.

 5  1  1



£350 each

Llandough Street, Cathays

- Renovated in 2013, this 6-bed is one of the best you will see!
- Very close to student union, Cathays station and main University campuses.
- Two impressive bathrooms with large corner showers.

 6  1  2



£325 each

Pen-Y-Lan Road, Roath

- Brand new flat created in 2013 done to high-spec finish equipped with stunning kitchen and five decent size bedrooms.
- Maisonette flat set over two floors, with brand new bathroom on each.
- Great location - only a stones throw away from Albany and Wellfield road!

 5  1  2



Moy Road, Roath
 £310 each

- This property covers three floors and consists off six double bedrooms all with matching furniture.
- Located just off Albany road, this property is in prime location within close distance to local amenities.
- Large brand new modern kitchen/diner with corner sofa and feature wall.

 6  1  2

Please note: prices are subject to change

34 Woodville Rd,
 Cathays, 02920 668585
 cpshomes.co.uk





Find your perfect...

home

Open until 8pm for late-night viewings

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:



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



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

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

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.

renting made easy



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

#BeDiffRent

Safe as houses! We're accredited by industry-recognised bodies such as ARLA, ALMA & TPO.

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.

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

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!

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.



Your local 3 & 4 bed listings...



Bradley Street, Roath

£317 each

- Luxury house situated near Newport road ideal for professionals and students.
- Modern fittings with a homely feel, offering a luxury corner sofa and complete dining set spread across two reception rooms.
- Impressive large bathroom with separate bath and shower.



Talygarn Street, Heath

£330 each

- Impressive three-bed flat situated in a courtyard with private security gate entrance.
- This bright flat boasts a modern finish throughout, with a spacious open plan kitchen and living area.
- Ideal location for students studying at the University of Wales Hospital.



Rhymney Street, Cathays

£300 each

- Prime location in the 'golden triangle' of Cathays!
- Spacious lounge and kitchen area fitted with modern appliances and ample storage space.
- Great size bathroom situated on the first floor of property.



Laytonia Avenue, Heath

£260 each

- Decorated in a modern and inviting style, ideally located for students.
- Spacious lounge and second reception room offering ample study space.
- Great price for such a 'homely' property.



Talworth Street, Roath

£235 each

- Located in a quiet location behind busy City road, this property is ideal for Atrium and engineering students.
- Benefits from having two bathrooms and a spare bedroom ideal for those wanting extra space.
- Brand new kitchen fitted in 2013!



Connaught Road, Roath

£300 each

- Located in the quieter end of Roath, this stunning four-bed is ideal for both students and professionals.
- Property comprises of stripped wooden flooring and boasts original features spread across three reception rooms!
- As well as four impressive double bedrooms, there is also a spare bedroom ideal for separate study area.



Please note: prices are subject to change

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Your local 7 & 8 bed listings...



Rhymney Terrace, Cathays

£330 each

- Brand new seven-bed recently refurbished in 2013!
- This modern property comprises of open plan kitchen and lounge completed to a high standard finish.
- Close to popular Crwys and Woodville road, this house is in ideal student location!



Donald Street, Roath

£330 each

- Stunning 40ft open-plan kitchen/lounge area, with modern fitted kitchen and plasma TV.
- Impressive three bathrooms amongst seven decent size bedrooms.
- Located by desirable Albany road making this property ideal for Cardiff Met students!



Bangor Street, Roath

£300 each

- Consists of seven size bedrooms with a brand new kitchen.
- Close distance to Albany road, but this house is located in a lovely, quieter street.
- A professional standard at a very affordable price!



Colum Road, Cathays

£325 each

- Spacious eight-bed house just a stones throw away from all main campuses.
- Brand new kitchen added in summer 2014!
- Fully furnished with brand new furniture to compliment this re-vamped property.



Pentyrch Street, Cathays

£340 each

- This fantastic property offers professional standard for student living, located in the quieter area of Cathays.
- Three bathrooms to each floor of the house, with a lovely paved garden leading from massive 40ft living/kitchen area.
- Stunning modern finish throughout.



Flora Street, Cathays

£335 each

- Newly renovated house finished to a superb standard and situated in ideal location for all students!
- Open plan living/kitchen space with wall-mounted 50" plasma TV and large corner sofa!
- Close to new Tesco Express on Cathay's terrace and other local amenities on neighbouring street, Crwys road.



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Cathays living

#BeDiffRent
You'll always be accompanied by a member of our knowledgeable staff during viewings.

Cardiff's restaurant and bar scene is more vibrant and exciting than ever before – and a lot of the most exciting places are in Cathays.

Eating out in Cardiff is a happier, more exciting experience these days. The food landscape is changing, and a vibrant grassroots scene comprising festivals and markets, pop-up restaurants and a desire for locally sourced, quality produce is revitalising the city's food scene.

As Cardiff's student hub, Cathays is the capital's liveliest district, and thanks to new places to eat and drink, it's increasingly a destination in its own right.

While 13,000 Cathays residents carry a NUS card (they don't call this Studentland for nothing), the other 45% of the population is equally cosmopolitan – and the result is a vast menu of global cuisine. Fancy Greek? Thai? Italian? Lebanese? No problem. Feel like a spot of après ski (Face 11), or want to hang out in a Mongolian yurt (Milgi)? When you live in Cathays, you can. Forget a gap year – the whole world is just next door in CF24.

Cathays specific

House parties aside, the bright lights of Salisbury Road is where most of the action takes place. 'The Strip' has more places to eat and drink than you can shake a fork at. Pre-town, or pre-Union drinking in the form Koko Gorillaz and Gassy Jacks is a long-standing tradition, but can offer enough fun to keep you there.

From sarnie shops for worker bees (Dough), to coffee shops (Tucker), tasty take-aways (Noodlebox), and caffs for the all-important, slap-up full Welsh breakfast to help with that raging hangover (Ramon's, Café 37), Salisbury Road delivers.

Popular Mexican at number 49, Daiquiri's, has been in business for 17 years, so they must be doing something right. "We've always offered good quality, home cooked food and big portions," says owner Jinanne Salman. "We never advertise – people find out about

us through word of mouth. We have lots of regulars. Students sometimes bring their families, and some who stay in Cardiff after graduation have even ended up bringing their own kids they've been coming so long."

Dotted about the district there are places that should be on any foodie's radar. The Gutsy Goose on Crwys Road and its neighbour opposite, Thé Pot, offer great breakfasts and the perfect settings for romantic evening dates.

Thé Pot was taken over by current owner Rhys Keogh and his partner Laura just six months ago, and since then the couple has introduced popular evening dining, which has taken their Tripadvisor ranking to #9 out of Cardiff's 898 restaurants.

"Weekend nights are fully booked by Wednesday, so we're proving really popular, especially our





offer of two courses and a glass of wine for £17.95," says Rhys.

Meanwhile, coming soon to a Crwys Road near you is Chinese takeaway reimagined in the exciting form of Hokkei, the creation of Cardiff's very own 2013 Masterchef finalists Larkin Cen and Dale Williams.

"Cathays has a diverse population from various backgrounds. The area is fun and unpretentious which suits us perfectly."

"Having studied at Cardiff University and lived in Cathays as a student, I knew that this was a superb location for us to launch Hokkei," director Larkin Cen told us. "Cathays has a diverse population from various different backgrounds. More generally, the area is fun and unpretentious which suits our brand perfectly."

Keeping it Cathays

Down on Cathays Terrace, complete with its own terrace, is Face 11, a bar and eatery founded by former Royal Marine and 'close protection specialist' Mathew Hinton, having been inspired Alpine après ski sessions.

"We offer freshly made stone baked pizza (students can buy one and get one half price), gourmet burgers with the gourmet price, a paleo menu for the super health conscious, and more than 90 two-for-one cocktails," says Mathew, whose open mic night is so successful that it has inspired a charity album.

Council-granted late-night opening till 1am on Fridays and Saturdays has also seen a shift in clientele. "Since we achieved the late licence, we've seen more locals and students mixing together and there's less need to head into town where some feel it can become a more expensive night."

Another reason to stay local on a night out is City Road's vegetarian-tastic cocktail and artsy hangout Milgi, now in its eighth year. It was a groundbreaking venue both for Cardiff and the area when it started, and in the intervening years nothing has come close to stealing its thunder.

In the back yard is the famous yurt, a wonderful Mongolian round tent that fits up to 35 people. If you've not spent an evening of bohemian

decadence lounging in the yurt and enjoying cocktails, you need to sort that out pronto. Cheers, or erүүл мөндийн тölөө, as they say in Mongolian!

Hot in the city

In the centre of town some beautiful things are happening too. Mini chain Pieminister from Bristol opened earlier this year on St Mary Street, and Mexican newbie Wahaca, led by Thomasina Miers and Mark Selby, has chosen Cardiff to open its first non-London branch, due to open in the autumn.

Possibly for the very first time, Cardiff has been chosen over any other UK city as a London-based company's non-capital branch. It's also been announced that a Five Guys burger joint and a branch of Burger And Lobster are set to open in Cardiff too. Happy days.

But it's not all about chains. "Even Cardiff city centre, so often a jigsaw of predictable brands, has a few independent gems such as The Potted Pig and Café Città," says local food blogger Jonathan Swain (of platelickedclean.blogspot.com). "I'm seeing more and more interest in these, and an increased willingness by people to seek out things that little bit different."

Street food and pop-ups

A lot of the latest independents have street food at their heart. Crwys Road highlight Katiwok is a Asian street food diner famous for its kati rolls.

"Our take on fast food is home cooked items using locally sourced ingredients when available and using recipes from countries including Nepal, India & China," says Katiwok's owner Niaz Taj. "I love Cathays because not only do I have great memories from my school days in Cathays High, but it's at the heart of the city."

Got Beef Bar and Kitchen, which opened in April on Whitchurch Road, is another great example of recent trends. Its award-winning Welsh black beef burgers and 'dirty fries' are well worth making the trek out of Cathays towards Gabalfa for.

"We attended various events across the country and held some pop-up restaurants, which was a great way to test our product and gave me the confidence to take the plunge with a permanent place," says Got Beef's founder Cai Pritchard, who was inspired by the growing popularity of street food.

"The Grazing Shed and more recently Got Beef have provided a real solution to that old question. 'Where do I get a really good burger in Cardiff?'" says food blogger Jonathan Swain.

Some of the more exciting pop-up and street food names to watch out for include the one-year-old The Rollin' Hot Dog Company by Cathays' very own Holly Macdonald. "I'd love to get set up in Cathays – basically anywhere that'd take me," she told us. In the meantime, stop by for a delicious dog in Cardiff Fashion Quarter in Womanby Street on Thursday and Friday lunchtimes, and on Saturday nights in nearby Urban Tap House.

And any round-up of exciting Cardiff pop-ups would be remiss if it omitted Hang Fire Smokehouse, albeit its current home in The Pilot pub in Penarth. "The biggest story in Cardiff this last year has undoubtedly been the smoky wondrousness of Hang Fire Smokehouse," enthuses Jonathan Swain. "They show genuine dedication, genuine skill, genuine vision."

Eastern promise

Living on a budget doesn't necessarily mean that you can't appreciate the finer things in life from time to time. Whitchurch Road also offers foodie delights in the form of Cocorico Patisserie – start your day the Parisian way! – and Cardiff's best-known Indian restaurant, Mint and Mustard.

The most highly awarded restaurant in the capital, Mint and Mustard is about as far from your typical five-pints-and-a-curry kind of place as it's possible to get. But fear not, there are plenty more traditional curry houses around. The Welsh love a good curry, and as a consequence Cardiff offers the very best in quality and originality.

"Even Cardiff city centre, so often a jigsaw of predictable brands, has a few independent gems such as The Potted Pig and Café Città."

Dabbawalla, previously Haveli on City Road, offers a more traditional or vintage experience. "People understand food a lot better nowadays and want something more authentic," says Shaz Haris, owner of Dabbawalla. "In Cardiff, we've seen the number of places serving street snacks, chai, lassi and thalis grow in the last year. At Dabbawalla, we aim to take our customers on a cultural journey of India, from the menu, the vintage décor to the tiffin box takeaway club that pays homage to the dabbawalla food delivery system that has been in existence in Mumbai for over a century."

Across the Welsh capital, there are exciting things coming to the boil. "Cardiff's food scene is expanding," confirms Cai Pritchard. "We have some great little restaurants serving good quality local food, which is helping to put Cardiff on the foodie map." Food lovers of Cathays, you're in for a treat.



Lunch is on US



To help welcome students to Cardiff, we put on a free food and drink event outside our Woodville Road, Cathays branch each year... and it always proves to be hugely popular amongst you!

We're not sure if it's the smell of hot coals on the barbecue or the sound of the live DJ that causes people to queue halfway down the road, but people certainly leave well fed and watered, that's for sure.

"I wondered what the queue and the music was all about, and then I saw people tucking into some tasty-looking grub, so I thought I'd better get myself over here," said Dafydd Jones, a second-year Psychology student. "Belly full and cash saved – what more could a man want?"



First year Events Management student, Anna Davies, enjoyed her first experience of Cathays

proper. "I live in halls and had only ventured into Cathays for uni before today, so not only is it a good way of welcoming us freshers to Cardiff, it's also given me an idea of where I'm likely to be living this time next year."



This year's event will take around the end of October or beginning of November, with the definite date being posted on our Facebook and Twitter pages as soon as we know it – so keep an eye out and ensure you skip breakfast that day!

Your local 9 & 10 bed listings...



Llanbleddian Gardens, Cathays

£325 each

- Massive corner sofa included in open plan kitchen/living area, with plasma TV.
- Offers professional standard for student accommodation for Cardiff, Atrium and Cardiff Met students alike.
- Kitchen is complete to a high standard and offers two cookers to share.



£325 Each

Llanbleddian Gardens, Cathays

- Close to the student's union and all main Cardiff University campuses.
- Three floors with nine great size bedrooms, including three in the attic.
- Spacious lounge, new laminate flooring through to a modern kitchen/diner.



£330 Each

Llanbleddian Gardens, Cathays

- Another massive nine-bed on popular Llanbleddian gardens offering a stylish open plan living/kitchen area.
- Property comprises of nine good size bedrooms with two bathrooms and a separate toilet.



Richmond Road, Roath

£250 each

- Spacious nine-bed spread across three floors with wide hallway space ideal for storage.
- An ideal location being only a short stroll away from town and close to Albany/City road and popular student bars on Salisbury road.
- Recently redecorated throughout.



£310 each

Richard Street, Cathays

- Brand new, nine-bed property located in the heart of Cathays.
- Fantastic location for Cardiff Uni students, with great access to campuses and city centre.
- House recently refurbished to high standard, equipped with modern finish kitchen/living area.



£350 each

Ruthin Gardens, Cathays

- Fantastic ten-bed completed to a professional standard.
- Prime location in the heart of Cathays, situated only yards away from the students union and city centre!
- House covers three floors all with bathroom and impressive open lounge/kitchen area equipped with breakfast bar and plasma TV.



The usual suspects

On moving into your new student pad, you're probably overjoyed at how lucky you are to be moving in with the most excellent people you know. In time, however, you will most likely learn that at least one of them is an idiot child or an obsessive-compulsive psychopath.

Here are some personality types you're likely to run in to, along with some helpful solutions to the inevitable problems that will arise.



Half your bread has gone. All but a lonely gram of cheddar cheese and one slice of your special bacon remains in the fridge. Forensic inspection reveals that your chocolate spread has been fingered. The Fridge Bandit has struck again. **SOLUTION:** The true culprit will probably be the most convincing liar, so direct confrontation is useless. Avoid bulk purchases and keep tabs on everything. Write your name on your food with a Sharpie. Spit in your milk. Take no prisoners.



The person who insists on living life like it's an advert for some awful MTV reality pap will likely be fun to get wasted with during Freshers. This will not seem like such a good idea once deadlines and exams start looming. You can also expect borderline-criminal practical jokes from this person. **SOLUTION:** Approach politely and with care. Appeal to their better side. Anger will only encourage them (and probably make all their idiot friends laugh at you when you demand they turn their music down).



This person will devise a demanding cleaning rota and be devastatingly snitty to those who don't stick to it. Angry capitalised post-it notes will be left on large piles of washing up. No one is safe. **SOLUTION:** Making visible effort and a friendly chat will shut this person up. If you've got the gumption to do some cleaning, do it now. All of it. You regain the moral high-ground, and it makes great coursework procrastination.



The exact opposite of #3. This person will likely have never done a bowl of washing up, but will adamantly maintain they "always wash up [their] own", before shlunging off to their dingy room which smells of rotting food and fags. **SOLUTION:** Cleanliness comes naturally with adulthood, but this person is unlikely to grow up during your tenancy. A polite confrontation will work wonders, as avoiding problems can cause resentment to grow.



A guy named William Shakespeare once said, "Neither a lender nor a borrower be." In contemporary terms, that translates to: "Do not lend your idiot housemate bill/rent money because they spent their overdraft at Live Lounge." **SOLUTION:** Do not lend your idiot housemate bill/rent money because they spent their overdraft at live lounge.

Decorating your room

You're all moved in to your new student pad and things are looking a little... bare? Take a look at these cost-cutting ideas for some interior inspiration.



BUNTING
A fun and colourful addition to any bedroom. Feeling creative? Bunting is easy to make using recycled material from charity shops, or even some wrapping paper from a local card shop. But if art isn't your forte, plenty of popular high street stores stock them too!

THROWS AND PILLOWS
The masterpiece to the bedroom is your bed, so make sure it looks as cosy and inviting as possible! Massive pillows and a throw will compliment its flat stature. Try Newport Road's Dunelm and The Range for affordable bedroom style.



VINTAGE
Cardiff has plenty of quirky antique and charity shops, not to mention local markets to rummage through and find little trinkets to liven up your room. Explore the hidden gems located in the quieter back streets. For instance, the Rose Street Flea Market in Roath opens every weekend, boasting an array of antiques and vintage knick-knacks. Other places to try out include Cardiff Antiques Centre in the Royal Arcade and Jacobs Antique Store on West Canal Wharf. Go crazy for vintage!

PHOTOGRAPHS
For all you Freshers moving into halls, there will be times amidst the partying where you'll begin to miss your loved ones back home, so hanging photographs is a good way to make your room feel more homelike. Why not put them in stylish frames and uphold a level of continuity to make your room feel more 'you'?



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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.

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

#BeDiffRent
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 include the cost of utility bills or internet in the advertised rent amount, so allow for an additional £40-£50 each per month for these.

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.



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.



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!



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.

our team

Many of us used to be Cardiff students (don't ask us how long ago!), so we've been in your house-hunting shoes, and we probably asked the same questions as you too!



COURSE STUDIED: Real Estate Appraisal & Management
HALLS LIVED AT: I lived at home while I studied at the Uni of South Wales.
MY INTERESTING FACT: I survived the epic Hurricane Charlie while on holiday in Florida.
MY CARDIFF HOUSING EXPERIENCE: I lived with my parents in Wenvoe, which is a village between Cardiff and Barry, until I was 25 – classy! Since then I've been renting a lovely Cardiff Bay apartment with my partner, which is in a great location for us in terms of where we both work.



COURSE STUDIED: Business Management Studies with Law
HALLS LIVED AT: Plas Gwyn in Llandaff
MY INTERESTING FACT: After finishing college, I took a gap year and went travelling to Thailand, Bali, Australia, New Zealand & Hong Kong.
MY CARDIFF HOUSING EXPERIENCE: I rented my first student house through CPS Homes, which was a nine-bed on Llanbleddian Gardens. We rented it from seeing just the plans, and it was the best student house around at the time.



COURSE STUDIED: Business Management
HALLS LIVED AT: University Halls
MY INTERESTING FACT: I once met the Queen.
MY CARDIFF HOUSING EXPERIENCE: I lived with a group of six boys for all three years of university. Gordon Road was our home until by total fluke we stumbled across a newly-refurbished house on Salisbury Road, really late in the day. Knowing how fast the big houses go now, I can't believe how lucky we were!



COURSE STUDIED: Media Production
HALLS LIVED AT: Ty Pont Hearn
MY INTERESTING FACT: I lived in six different countries before coming to Cardiff.
MY CARDIFF HOUSING EXPERIENCE: At University I wanted to live 'roll-out of bed' close, to my lectures in the Atrium. My favourite year was when I lived on Coburn Street in the Cathays 'golden triangle', we were amongst loads of other students and close to the pubs and town!



COURSE STUDIED: Having my first child at 18 left no time for uni! A bit too young, really. I have five now and I couldn't be happier!
HALLS LIVED AT: N/A
MY INTERESTING FACT: I bought my first house at 18.
MY CARDIFF HOUSING EXPERIENCE: I've always lived in the Heath area. I love it there. It has fantastic surroundings and is close to many different shops and amenities.

Open until **8pm** for late-night viewings

Rated **★★★★★** on Google reviews

Teaming up with Cardiff's students



We've always had strong links to Cardiff's student community – none more so than through the clubs and societies we sponsor each year.

Last year we sponsored Cardiff Uni's Korfbal and Medics Ladies Hockey clubs, as well as Cardiff IMG's History Netball, Law Netball and Physics Rugby.

If your club or society requires a sponsor for the forthcoming year, please e-mail us via lettings@cps homes.co.uk and we'll see what we can do for you!

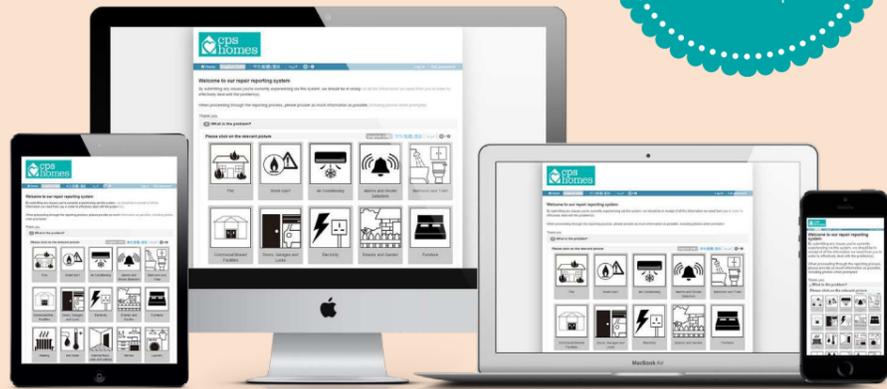
#BeDiffRent

As well as being furnished to a high standard, most of our houses come with plasma TVs and internet points.

#BeDiffRent

Every property we manage has full, up-to-date electrical, gas and fire detection certificates, ensuring your safety.

Got a Problem? We'll deal with it swiftly & efficiently



Our dedicated Maintenance Team are on-hand at all times of the day and night to respond to any issues you may have at your property.

They'll respond quickly and keep you informed of what's going on at every step of the process, meaning you're never left wondering what's happening.

Our tenants are able to report issues to us over the phone (where they'll receive emergency contact numbers if calling outside of office hours) or via our property repair software, Fixflo, which is quick and easy to use on a laptop, tablet or smartphone.

Fixflo guides you through the maintenance reporting process in a step-by-step fashion, and even offers you some handy tips and guidance you may not have considered before reporting certain issues.

Fast fact

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

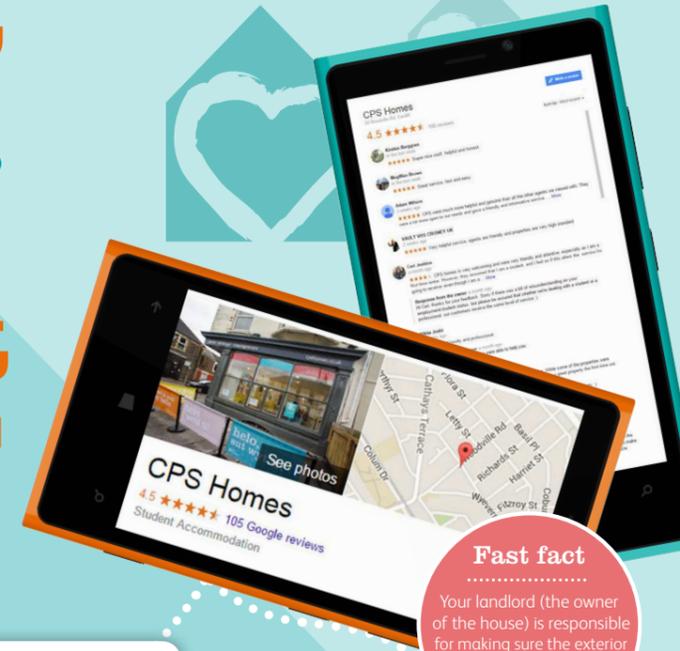


#BeDiffRent

We're for students by students – employing many current and recent students as part of our team.

Don't just take our word for it

Read what some of our recently-housed students have to say about us...



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.

This is my second year with CPS and signing for a house has been - once again - an easy, stress-free experience with them. We sat down for about 10 minutes searching through their systems and they took their time to make sure we understood council tax, billing arrangements, contracts, our relationship with the landlord and gave us biscuits at the same time! This year they have been excellent in keeping us up-to-date with viewings coming to the house, inspections and inventories. The staff are very friendly and readily available by e-mail.

Elise Parish

Friendly, professional service! They helped us find the ideal property quickly whilst not rushing or pressurising us. All queries were answered and requests fulfilled when possible (e.g. speaking to the landlord re: rent prices and doing key maintenance work before we move in.) We can't wait to move in! Thanks, CPS Homes.

Ruby Pearson

Very helpful, listened to all our queries and helped us choose our property based on what we wanted, and weren't aggressively making us sign anything as soon as possible. Very relaxed and efficient, would highly recommend.

Carwyn Thomas

Excellent service from CPS Homes. A relaxed, positive atmosphere when welcomed into the branch. The viewings went very well, and each property matched our requirements, and all questions were answered clearly and honestly. I would definitely recommend CPS Homes to anybody looking for accommodation.

Gethin Bickerton

They allowed us to take our time to make a decision on what property to go for (especially as it was two of us making the decision for a group of five). Any questions we had were answered quickly.

James Tayler

CPS Homes go out of their way to find you a place to your specifications and they themselves take care of some properties as well, so it gives you confidence in the brand. I'd recommend it to anyone looking to rent a house.

Joe Reynolds

Friendly and patient service. Staff fully understood our requirements and had a good knowledge of what prospective student tenants are looking for.

Hayley Parkin

We had two viewings with CPS Homes and both went really well – they even recommended houses we should view as well as the ones we had picked out ourselves from looking at the website. Throughout the viewings the member of staff was telling us they could add a mirror here or change the sofa if we wanted. They were always giving the option of improving the house to fit our needs. On the second round of viewings, we found a house and took it on the same day. Quick and easy process!

Jade Davies

They were friendly and efficient when booking a viewing slot, even accommodating our multiple time changes. Tom was lovely when showing us around. He showed us more houses than we'd requested to see – one of which we liked more and eventually went with... so a big thank you to Tom

Megan Ritchie



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

Investing in Cardiff

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

We regularly hear from parents who are looking into the possibility of purchasing a property for their son or daughter to live in while at university.

It's an ever-growing market that's considered an investment not only for now, but also for the future. Mr and Mrs Gardener, whose daughter Stacey is a Cardiff University student, recount their experience;

from the house we live in in Cirencester and generated a £55,000 deposit to put towards a purchase of a £195,000, four-bedroom house in Cathays.

to put aside roughly 7% for repairs and renewals.

"Stacey lived in halls during her first-year, and with two years of her course remaining, we calculated it'd be roughly five years before she'd be able to afford to buy a place of her own.

Our monthly mortgage repayments are £675, but with Stacey and her housemates paying us £900 in rent each month (Stacey lives rent-free), we're making a £225 profit every month. That's £2,700 over the course of the year.

Looking further ahead, we'll have four tenants in there paying upwards of £1,200 per month when Stacey moves out, making our initial investment look even better. CPS Homes will charge us two weeks' rent to secure the new tenants and sign them up.

Knowing she'd need somewhere to live for her second and third-year, we didn't like the idea of paying rent out and seeing no return from it. So with some savings already in the bank, we managed to release equity

Yes, it doesn't always work out as quite that much because there's the odd improvement and maintenance work we need to do from time-to-time, but – touch wood – nothing major so far. CPS Homes have advised us

Not only that, but with property prices rising year-by-year, we could also sell and make a sizeable profit on what we've paid out so far.

We're likely to do the same again when our other daughter starts university in three years time!"

Student life central to Cardiff Uni's plans



If you've taken a stroll through Cathays lately, you may well have seen the beginnings of Cardiff University's much-publicised, brand-new Maindy Park campus.

Situated along the banks of the area's railway line, work is underway on the University's £300m masterplan that will see five start-of-the-art buildings constructed on the disused site.

competition and aims to be a one-stop shop that allows easy access – providing a wide range of student services and advice – all in a welcoming and modern environment. Offering open, informal spaces for socialising and learning, the centre will also serve as an ideal location for large events such as careers fairs and showcase events.

Away from the new Maindy Park campus, there are also plans for a purpose-built Centre for Student Life to be linked physically to the existing Students' Union building on Park Place, which will help forge even closer links between the University and the SU. Transforming the way university student services are delivered, the design of the building will be the subject of a major architectural

Across the road on the Cathays campus, the University library and information resources will be brought together – creating a new learning resources centre – and will sit beside the current Art and Social Studies Library. A short walk from the main academic and residential sites, the centre will provide a

welcoming and accessible focal point for students and researchers to meet and study during long opening hours, whilst offering the public the opportunity to engage with the University through exhibitions and special events. The library itself will be at the heart of the University, providing integrated, flexible space to create the impact needed in order to attract the best students and researchers to Cardiff.

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

Investment properties for sale



Rhymney Street, Cathays
£355,000

- Guaranteed £25k income per year
- Fully tenanted at £330 per month x 8
- 9% yield
- Recently refurbished to a high standard



Whitchurch Place, Cathays
£290,000

- Fully tenanted at £280 per month x 6
- 6.4% yield
- Recently refurbished to a high standard



SLEEP 'DIFFERENT

We've got over 1,000
properties close to uni

Whether your budget's big or
small, we're guaranteed to
have the ideal home.



Be social.
#BeDiffRent

  CPSHomes

 cps
homes

The student way to rent