



# Student Homes

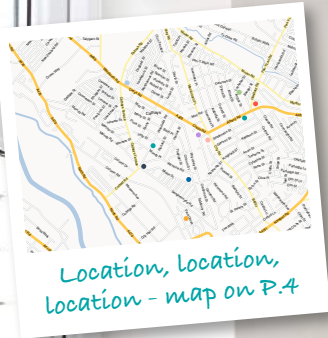
HELPING YOU FIND YOUR STUDENT HOUSE FOR NEXT YEAR

Rated  
★★★★★  
on Google  
reviews

**DON'T MISS  
OUR DOUBLE  
PAGE MAP!**

Pages 4 & 5

← We've got plenty  
of houses close  
to campus



**EATING OUT IN  
CARDIFF'S HOTTEST  
STUDENT VENUES**

Pages 9, 10 & 11

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

Housing over  
**6,000**  
Cardiff students  
every year



# 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!



Rated  
★★★★★  
on Google reviews



## Your local 5 & 6 bed listings...



### Boverton Street, Roath

£350 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



£315 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



### Moy Road, Roath

£320 each

- This property covers three floors and consists of 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



£335 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

Please note: prices are subject to change

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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:

Rated  
★★★★★  
on Google  
reviews

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



#### 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.

### 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.



View our guide to renting video on Youtube

## Your local 3 & 4 bed listings...



### Bradley Street, Roath

£320 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.



### Rhymney Street, Cathays

£330 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

£300 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.



### Connaught Road, Roath

£315 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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### Talygarn Street, Heath

£350 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.



### Talworth Street, Roath

£275 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!





# Your local 7 & 8 bed listings...



## Rhymney Terrace, Cathays

£335 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!



£315 each

## Bangor Street, Roath

- 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!



£330 each

## Colum Road, Cathays

- 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.



£350 each

## Pentyrch Street, Cathays

- 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.



£340 each

## Flora Street, Cathays

- 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.



Please note: prices are subject to change

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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 (Sorrento's), tasty take-aways (Noodlebox), and catts 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 two years 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,

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homes**





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

Meanwhile, situated on Crwys Road is the recently-opened Chinese takeaway, 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 tenth 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 мendiin төлөө, as they say in Mongolia!

### Hot in the city

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

Possibly for the very first time, Cardiff has been chosen over any other UK city as a London-based company's non-capital branch. Burger joint Five Guys and a branch of Burger & Lobster recently opened here 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 last 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.

9 1 2



## Richard Street, Cathays

£315 each

- 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.

9 1 3



£330 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.

9 1 2



£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.

9 1 2



£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.

10 1 3



## Richmond Road, Roath


£275 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.

9 1 3

Please note: prices are subject to change

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# 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 just a little bit odd.

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

## 3. Passive-Aggressive Spring Cleaner



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.



## 1. The Fridge Bandit

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.



## 4. Thud, the Neanderthal

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 slumping 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.

## 2. Insufferable 24-Hour Party Person



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).

## 5. The Borrower



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!

### 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'?

### 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.

Rose St. Flea market!



 **cps homes**



# 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, 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.



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.

# 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!



Bertie



**COURSE STUDIED:** English Language

**HALLS LIVED AT:** Treforest

**MY INTERESTING FACT:** I once went travelling on my own, visiting Sri Lanka, Australia, New Zealand and Thailand.

**MY CARDIFF HOUSING EXPERIENCE:**

I've enjoyed living in Cathays and Roath most because both areas have so many nice cafes and pubs... and being close to the charity shops on Albany Road is a bonus!



Tom



**COURSE STUDIED:** Economics

**HALLS LIVED AT:** I was in the Swansea Student Village for my first year, before moving into a house with my mates.

**MY INTERESTING FACT:** I played football semi-professionally when I was 18.

**MY CARDIFF HOUSING EXPERIENCE:**

I currently rent a flat in Cardiff Bay with a friend I went to uni with. Having a pint in a bar overlooking the water is an ideal way to spend a summer's afternoon!



Tamara



**COURSE STUDIED:** English Literature

**HALLS LIVED AT:** Senghennydd Court

**MY INTERESTING FACT:** I once went to Buckingham Palace for a garden party.

**MY CARDIFF HOUSING EXPERIENCE:**

I haven't travelled very far, moving from Salisbury Road to Senghennydd Road. Location was everything for me. This part of Cathays is right in the heart of the student area and perfect for town and university.



Heidi



**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.



Florence



**COURSE STUDIED:** I joined CPS Homes straight from high school and have been here over three years now!

**HALLS LIVED AT:** N/A

**MY INTERESTING FACT:**

Like Heidi, I also bought my first house at 18.

**MY CARDIFF HOUSING EXPERIENCE:**

I grew up in Penylan surrounded by family and now live in Cyncoed, so I've stayed very close to my roots.

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

Rated  
★★★★★  
on Google



# 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 Funky Arse Dance Society and Medics Ladies Hockey Club, Cardiff IMG's History, Law and Medics netball teams, and Law Rugby.

If your club or society requires a sponsor for the forthcoming year, please e-mail us via [lettings@cpshomes.co.uk](mailto:lettings@cpshomes.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.

## 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.**

## #BeDiffRent

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

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.



# Don't just take our word for it

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

## #BeDiffRent

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

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**

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**

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**

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**

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**

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**

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**

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**

## 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.





#BeDiffRent

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

**Fast fact**

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

**THE BREAKDOWN**

- 5 x 2-bed apartments  
(all with 1 shared bathroom)
- 3 x 3-bed apartments  
(all with ensuite bathrooms)
- 7 x 4-bed apartments  
(all with ensuite bathrooms)
- 1 x 5-bed apartment  
(with 2 shared bathrooms)
- 10 x 6-bed apartments  
(all with 2 shared bathrooms)

# We'll meet you on the corner

**Situated on the corner of Woodville Road and Crwys Road is Corner House; a brand-new block of 26 apartments housing 112 students across a range of two-to-six-bedroom units.**

Situated on the corner of Woodville Road and Crwys Road is Corner House; a brand-new block of 26 apartments housing 112 students across a range of two-to-six-bedroom units.

Within close proximity to all of Cardiff's universities, each apartment boasts a designer finish with state-of-the-art furniture, a corner sofa and a wall-mounted TV, providing comfortable, stylish living to all tenants.

The building comes with a secure video entry system to each flat, lift access to each of the six floors, 24-hour CCTV, a communal garden area and storage for bicycles.

Why not take a look for yourself? Book your accompanied viewing today by calling us on 02920 668585. Alternatively, log onto [cpshomes.co.uk](http://cpshomes.co.uk) or pop into our Woodville Road, Cathays branch. We're located just a few hundred yards from Corner House!

See you there!





# 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