

Student Homes

HELPING YOU FIND YOUR STUDENT HOUSE FOR NEXT YEAR

Rated
★★★★★
on Trustpilot
and Google
reviews



HOUSE HUNTING MADE EASY

Tell us what you're looking for and
we'll do the rest

Pages 4 & 5

**DEWCH I WELD NI I
DRAFOD TY AR GYFER
FLWYDDYN NESAF!**

Tudalen 8



Open until
8pm
for late-night
viewings

Housing over
6,000
Cardiff students
every year

 **cps
homes**

Cardiff's biggest student housing provider



About us

We've been helping students in Cardiff find properties for over 18 years. Using the experience we've built in that time, we like to think we've got pretty good at it.

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

- 🏠 Over 1,000 available properties – more than any other agent in the city
- 🔒 Government protection for your deposit/bond
- 📍 Houses and flats in close proximity to every University campus
- 🕒 Accompanied viewings until 8pm – to fit in with your schedule
- 💰 'Bills included in rent' options – less hassle, easier living
- 🏠 Accurately-priced homes for all budgets
- 👤 Personal, experienced agents to offer advice and negotiate on your behalf with the property owner
- 🏠 A large portfolio of new-build properties
- 👥 A dedicated Maintenance Team
- 👥 Existing and ex-Cardiff student advisors
- 🛡️ Peace of mind through professional accreditations
- 🌟 A ★★★★★ rating on Google reviews

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



Your local 9 & 10 bed listing



Ruthin Gardens, Cathays

- Large open-plan kitchen/lounge with corner sofa.
- Dream location – stroll out of bed and into uni!
- Nine equally-sized bedrooms.

🛏️ 9 🛎️ 2 🚿 2

£335 each



Llantwit Street, Cathays

- Large open-plan kitchen/lounge with wallmounted TV.
- House covers three floors.
- A stone's throw from Cardiff S.U.

🛏️ 9 🛎️ 1 🚿 3

£350 each



Llanbleddian Gardens, Cathays

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

🛏️ 9 🛎️ 1 🚿 2

£330 each

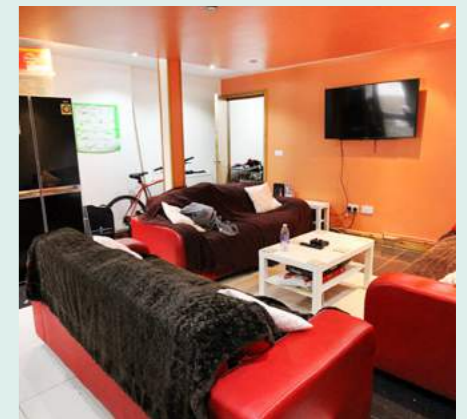


Llanbleddian Gardens, Cathays

- Recently redecorated throughout.
- Modern kitchen/lounge with large corner sofa and wall-mounted TV.
- Spacious garden – ideal for BBQs!

🛏️ 9 🛎️ 1 🚿 2

£325 each



Wyeverne Road, Cathays

- Amazing open-plan kitchen/lounge centred around a breakfast bar; a great social space.
- Three bathrooms and additional, separate shower.
- Huge wall-mounted TV.

🛏️ 10 🛎️ 1 🚿 3

£335 each



Ruthin Gardens, Cathays

- One of the best student houses you will ever see.
- Three bathrooms; one on each floor.
- Stunning open-plan kitchen/lounge with breakfast bar, leather sofas and wall-mounted TV.

🛏️ 10 🛎️ 1 🚿 3

£350 each



Help us find your perfect

home

Using the map and our thought-provoking points below, decide as a group what you'd like from your house next year and we'll be sure to take you to the most suitable ones in person.

Name: _____ Phone: _____
 Email: _____

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 £260 each
- £261 - £300 each
- £301 - £330 each
- £331 - £360 each
- £361 + 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: _____
- Modern: _____

Once you've decided on your requirements, pass them onto us via telephone 02920 668585, e-mail lettings@cps homes.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
 + A dream location for anyone wanting access to uni buildings and the city centre. With great transport links away from the main campus. Welcome to Studentville!
 + With such a wide range of student properties available you will be spoilt for choice!
 - We'll be honest - neighbours can be noisy, and the rubbish situation isn't always brilliant.

Ideal for: anyone wanting to be both a stone's throw away from your uni buildings and the nearest bar...

ROATH
 + Value for money with a more suburban lifestyle, minutes away from Roath park and Roath park lake
 + Houses are a little cheaper and often bigger
 - A little further out from your University buildings. If you have a bike or don't mind a 25 minute walk to lectures, Roath is the one for you!

Ideal for: those looking for a slightly cheaper, larger property with less chance of the sports socials marching past your door.

HEATH
 + Close proximity to the University Hospital, close to the Cardiff Met Llandaf campus
 + Bus links to and from the city centre
 - It's a real trek to town, if considering the walk, stock up on food, water and warm clothing.

Ideal for: Medics, Medics and Medics.

ADAMSDOWN
 + Very close to USW's Atrium campus and a short distance from the city centre
 + A diverse community live here - a mix of students, professionals and families.
 - The area is a little withdrawn from the heart of student living centred in Cathays and Roath.

Ideal for: Those based at the Uni of South Wales' ATRIUM campus and/or looking to be close to the city centre.



Open until 8pm for late-night viewings

#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 bond/deposit will typically be equivalent to a month's rent, but sometimes it's a little bit more.

3cm = 5 mins walking distance



Teaming up with Cardiff's students

We've been a part of Cardiff's student community since we opened our doors in 2000. Founded by two Cardiff students, we strongly value our continued close relationship with those studying in Cardiff today.

Aside from providing the largest number of student houses in the city, we help a number of university teams and societies with funding for extra coaching, venue/court hire and a number of other financial outlays they may not be able to otherwise afford; enabling them to keep their membership fees low.

This year, we're working closely with: **Cardiff University Ladies Football, Mens and Ladies Hockey, Korfbal, Phystory Rugby, Medics Hockey, IMG Netball, Law Netball, Broadway and FAD**, as well as many other intermural sports teams ranging from **Finance & Trading to Journalism!**

If your club or society are looking for additional sponsorship for the next academic year, please email patch@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
We're for students by students – employing many current and recent students as part of our team.



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

Profile your housemates - who are they?

On moving into your new student crib, you're probably overjoyed at how lucky you are to be living with the best people you know. In time, however, you'll most likely learn perfection is impossible and at least one of them is a complete bone head or just a little bit odd.

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



1. The Fridge Bandit

Your bread has gone, you're sure you didn't drink half the milk and leave it on the side, and your chips are significantly less weighty than they were before you left... have you been robbed? Yes, yes you have, by the fridge bandit who lives in one of the rooms surrounding you. **SOLUTION:** Buy nothing. If you don't have anything, there is nothing to steal – problem solved. If starvation doesn't sound too appealing, label your foods and discuss what "communal purchases" are. Make a note of whose turn it is to buy things and make sure it's equal. If you buy chocolate, keep it in your room – because where chocolate is concerned, no-one can be trusted.

2. 24-Hour Party Person



Ibiza closing parties were in September, you're in Cardiff now, yet you're presented with a bandana wearing party person who regularly wears their sunglasses indoors. The healthy work/play balance doesn't exist in their eyes and deadlines are coming up. You're regularly considered "boring" and will most likely be subjected to practical jokes. **SOLUTION:** Approach politely and with care. Everyone likes to party at birthdays, New Year and the occasional Monday night at Glam, but home is where the heart is. Appeal to their better side as anger will only make things worse when asking them to turn down their music.

3. Passive-Aggressive Spring Cleaner



You've had a massive night out or are stuck in with an essay you told yourself you would start 2 weeks ago, yet this person is banging on your door asking why you haven't completed their six-point cleaning schedule. Capitalised post-it notes with smiley faces start to multiply in the kitchen and the Hoover is left annoyingly blocking your door. No-one is safe. **SOLUTION:** If industrial tape, cable ties and a white van aren't easily accessible, make a visible effort to keep this person quiet. Remind them that using post-its is a waste of paper and, when you have the time, clean. After all, cleaning is such a viable excuse to avoid coursework.

4. The Sloth



Pretty much the polar opposite of #3, this person is allergic to washing up, "hasn't used" anything in the kitchen and is rarely seen out of their room – which is littered with the remainder of the family pack of Quavers bought the day before. **SOLUTION:** Taking responsibility for cleaning comes hand-in-hand with adulthood. This person is likely to have left the growing up element 'til the start of uni. A polite "welcome to the real world" will work wonders early on and help avoid a year of annoyance and secret house meetings.

5. The Serial Borrower



"What's mine is mine and what's yours is mine". Sounds great, doesn't it? If you know your housemate thinks like this, definitely don't lend them money when you know they've maxed out their overdraft on 99p bombs while dancing to High School Musical at Retro. **SOLUTION:** Definitely don't lend them money when you know they've maxed out their overdraft on 99p bombs while dancing to High School Musical at Retro.

General fact: Tea solves everything. Buy a mug and a teabag (hugs are free).

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.



Rose St flea market!



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'?

Dewch i weld ni i drafod ty ar gyfer flwyddyn nesaf



Rhys

Rydym yn gobeithio eich bod yn mwynhau eich amser yn y Brifysgol. Rydych wedi gwneud dewis gwerth chweil. Yn ein barn ni, Caerdydd yw'r ddinas orau yn y byd! Mae dewis ble i fyw yn gallu bod yn brofiad aruthrol. Yn ffodus, mae gennym nifer o gynhorwyr Cymraeg eu hiaith i'ch tywys yn ddidrafferth i ddrws eich cartref perffaith.

Os ydych chi angen cyngor ar faint y dylech fod yn talu, ble i fyw neu pryd mae'r amser orau i chwilio - rydym ni yma i helpu! Galwch draw i'n swyddfa ar Woodville Rd am sgwrs. Rydym yn teilwra ein apwyntiadau i ateb eich gofynion ac ar agor tan 8yh.



Tamara

Am fwy o wybodaeth neu i drefnu apwyntiad galwch: 02920 668 585
Ebostiwch: Rhys@cpshomes.co.uk



Angharad

Rydym yn cartrefu dros 6000 o fyfyrwyr y flwyddyn. Gwnewch eich cartref nesaf yn **CPS Homes**.



Aysha

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.

#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 satdown 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

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.

FAQ

Fast fact

We've got over 1,000 properties close to your university campus.

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 appear on our listings every week (if not every day!). Before starting to look for your next home, make sure you are confident with the group you intend to move in with, what each of your requirements are and when you are all able to view.

WHEN DO STUDENTS START CONFIRMING THEIR HOUSING FOR THE NEXT ACADEMIC YEAR?

Over 70% of students will have secured next year's accommodation by December, which is why we release our housing lists early. Most viewings begin early November, although some make enquiries as early as September!

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 THE AVERAGE RENT FOR A STUDENT PROPERTY IN CARDIFF?

The average rent is around £320 per person per month, but it can be as high as £380 depending on the quality, size and location of the property. This typically excludes the cost of gas, water, electricity and internet.

#BeDiffRent

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

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 £45-£55 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 will list each room, noting any marks, scratches, stains or general issues seen by the naked eye. The inventory is directly linked to your bond return. Take time to go through this document and make annotations where necessary. We always advise that photos are taken as additional evidence to support the inventory. These act as visual proof of condition.

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 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.

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 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.

WHAT HAPPENS AT THE END OF OUR TENANCY AND WHEN DO WE GET OUR BOND BACK?

At the end of your tenancy you will most likely book a "Check out inspection." This is the last point you will be able to gain access to your property. It should be left: clean, empty of all belongings and in the same condition your signed inventory states for a full bond return. Make sure you get any missing keys cut and blown bulbs replaced before the end of your tenancy as Landlords often pay contractors to do this if not – They charge for materials and time, the cost of which would be taken from your bond. Ensure you have zero balance bills and council tax exemption forms (where applicable) as often your bond will not be returned until your landlord/agent can be sure there are no outstanding charges related to the property.

Your local 7 & 8 bed listing



May Street, Cathays

- Central Cathays; dangerously close to Tesco!
- Large kitchen/lounge with modern appliances, corner sofa and wall-mounted plasma TV.
- House covers three floors.

7 1 2

£340 each



Mundy Place, Cathays

- Prime location in the heart of Cathays
- Stunning, open-plan kitchen/lounge with wall-mounted plasma TV.
- Three bathrooms; one on each floor.

7 1 3

£350 each



Mackintosh Place, Roath

- Recently-refurbished throughout with stylish modern kitchen and matching Ikea bedroom furniture.
- Two shower rooms with separate W.C.
- Large kitchen/lounge with corner sofa and wall-mounted plasma TV.

7 1 2

£340 each



Wyeverne Road, Cathays

- Brand-new refurbishment over summer 2018; finished to the highest standard.
- Central Cathays; a stone's throw from the S.U.
- Large corner sofa, matching Ikea bedroom furniture + wall-mounted TV.

8 1 3

£385 each



Salisbury Road, Cathays

- Perfect location for Cardiff Uni students; ideal for easy access to all main buildings.
- Large kitchen/diner with separate lounge boasting a wall-mounted TV.
- Matching Ikea furniture in all rooms.

8 1 2

£325 each



Flora Street, Cathays

- 50-inch plasma TV.
- High-spec property with huge open-plan kitchen/lounge and corner sofa.
- Low maintenance garden to the rear.

8 1 2

£345 each

#BeDiffRent

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

Bars and Restaurants

You're genuinely spoilt for choice when it comes to bars and restaurants in Cardiff. Here are a few gems we recommend you try at least once during your time here.

#BeDiffRent

Wherever you're looking to live, one of our three Cardiff branches will have it covered.



TINY REBEL

With an immense range of craft ales and a constantly evolving kitchen, this is a must-visit bar in the city centre; just a stone's throw away from the Principality Stadium.

25 Westgate Street, Cardiff CF10 1DD



WATERLOO TEA

A classy tea room serving a massive variety of teas (other drinks available) and food, tucked away in Wyndham Arcade (you may have passed it walking home from Retro...)

21-25 Wyndham Arcade, Cardiff CF10 1FH



GOT BEEF

Inspired by street vendors in Thailand and food trucks in USA, Got Beef was initially launched as a mobile food truck. If you like burgers, you will like Got Beef.

83 Whitchurch Road, Cardiff CF14 3JP



MILGI

100% vegetarian restaurant, specialist in foraged foods, with a yurt outside for alternate dining.

213 City Road, Cardiff CF24 3JD



WIWO NOODLE BAR

Oodles of noodles - inspired compact noodle bar offering pan-Asian dishes to take away, plus juices and iced tea.

117 Woodville Rd, Cardiff CF24 4DY



NEW YORK DELI

This place ticks virtually every box imaginable with great history, friendly staff, massive portions, value for money and tasty food. Please stop reading and just go there. Now.

20 High Street Arcade, Cardiff CF10 1BB



THE CLINK

Creative Gourmet plates are served as part of a rehabilitation programme. Everything here is served by prisoners. Don't let the name fool you, The Clink genuinely serves some of the best food in the city.

Knox Road, CF24 OUG



MOWGLIS

Serving Indian and Bangladeshi dishes given a low-fat makeover in a smart, modern setting with its own bar. Located on Crwys Road, it's bound to be your first stop takeaway.

151 Crwys Road, Cardiff CF24 4NH



Free coffee to warm the cockles?



To soften the blow of cold Cardiff mornings and 9am lectures, we offer free hot drinks to students from our custom-made VW camper van outside the Blackweir Tavern. Unsurprisingly, it's a popular stop-off for thousands of students!

We're not sure if it's the freezing cold or killer hangovers that make our free coffee van so appealing, but whatever the reason, we're happy to serve a speedy hot beverage to ensure you aren't 'latte' (sorry) for your lectures.

If you're passing by North Road or fancy a short walk across town, pop by to have a chat. At the same time as quenching your thirst and keeping you warm, we can give you advice on accommodation and book you in to view a few houses, if you like. Particularly for first years, choosing the right house can be a bit of a daunting time.



With little knowledge of the city and having come from the ~£500 per month halls, knowing what you can afford for a house, what to look for and where can be tough.

We're there to take the hassle out of house-hunting. We have a team of advisors – some former Cardiff students themselves – with a wealth of experience in the student housing market for as long as we can remember. Feel free to ask us anything!



Star Deals at BLACKWEIR TAVERN

MEAL DEAL
ANY BAGUETTE,
CHIPS & A DRINK
£5
EVERY DAY 12-5PM

FRIDAY GRILL
2 GRILLS
£15
INCLUDES:
24oz mixed grill,
rumps & sirloins

MONDAY BOGOF

ALL MAIN MEALS | BUY ONE GET ONE FREE | ALL DAY LONG!

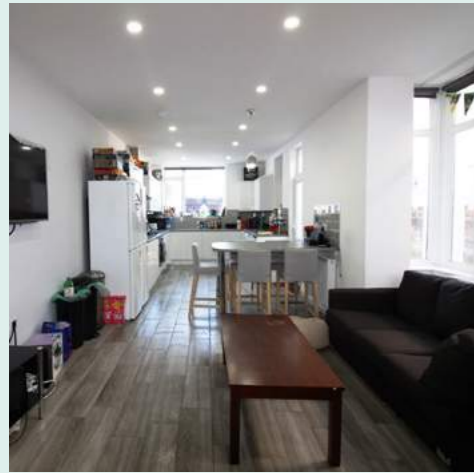
sky sports & BT Sport

JOIN US FOR EVERY SPORTING OCCASION

Blackweir Tavern, 35 North Road, Cardiff, CF10 3DX
Tel: 02920 341405

f Blackweir Tavern @blackweirtavern @blackweirtavern1 www.sabrain.com

Your local 5 & 6 bed listing



Allensbank Road, Heath

- Recently refurbished, one of the best 5 bedroom properties in the Heath
- 2 shower rooms
- Perfect for students based in the Heath



£340 each

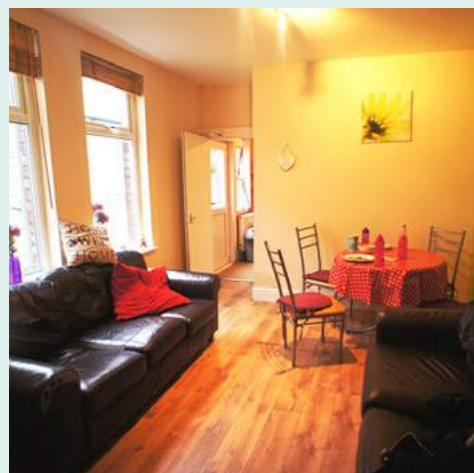


Pentyrch Street, Cathays

- An immaculate property with modern, matching furniture throughout
- Large family bathroom with separate WC
- Recently refurbished – ideal for Cardiff and Cardiff Met students alike



£340 each



Colum Road, Cathays

- Six equally-sized bedrooms.
- Ideal location for Cardiff Business or Law School.
- Five-minute walk to the S.U.



£300 each



Thesiger Street, Cathays

- An immaculate property with modern, matching furniture throughout.
- Large family bathroom with separate W.C.
- Recently-refurbished – ideal for Cardiff and Cardiff Met students alike.



£340 each



Thesiger Street, Cathays

- An immaculate property with modern, matching furniture throughout.
- Large family bathroom with separate W.C.
- Recently-refurbished – ideal for Cardiff and Cardiff Met students alike.



£390 each

Our team



Helen



COURSE STUDIED: English Literature
HALLS LIVED AT: Liberty Cambrian Point
MY INTERESTING FACT: I'm currently in the process of writing my first book.
MY CARDIFF HOUSING EXPERIENCE: I've moved to Roath since my Cathays uni days and it's my favourite location so far. It's so close to the shops on Wellfield Rd and Albany Rd, as well as Roath Rec; the perfect location for summer BBQs!



Hannah



COURSE STUDIED: Sociology and Criminology
HALLS LIVED AT: Talybont North
MY INTERESTING FACT: I was Head Girl in high school.
MY CARDIFF HOUSING EXPERIENCE: I lived on Lisvane St and Woodville Rd in 7-bed & 8-bed houses, so had plenty of housemates. Cathays is always so much fun and full of life; I never wanted to leave!



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 Roath to Cathays to Pontcanna & 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!



Angharad



COURSE STUDIED: English Literature
HALLS LIVED AT: Liberty Cambrian Point
MY INTERESTING FACT: I'm currently in the process of writing my first book.
MY CARDIFF HOUSING EXPERIENCE: I've moved to Roath since my Cathays uni days; it's my favourite location so far. It's so close to the shops on Wellfield Rd and Albany Rd, as well as Roath Rec; the perfect location for summer BBQs!



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 Rd to Senghennydd Rd. Location was everything for me. This part of Cathays is right in the heart of the student area and perfect for town & uni.



Gareth



COURSE STUDIED: After some travelling, I joined CPS Homes straight from college.
HALLS LIVED AT: N/A
MY INTERESTING FACT: I once cycled the length of Wales from Anglesey to Cardiff carrying my tent; camping along the way.
MY CARDIFF HOUSING EXPERIENCE: I've lived in 5 different Cardiff houses in the last 6 years. I get around!



Tom



COURSE STUDIED: Economics
HALLS LIVED AT: I was in the Swansea Student Village for my first year.
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!



Chelsea



COURSE STUDIED: After studying Sport in college, I gained property experience and joined CPS Homes in 2017.
HALLS LIVED AT: N/A
MY INTERESTING FACT: I played in the South Wales Women's Football League.
MY CARDIFF HOUSING EXPERIENCE: I've lived in Llandaff all my life and, considering I help people search for their perfect property for a living, it's surprising I've never moved house!

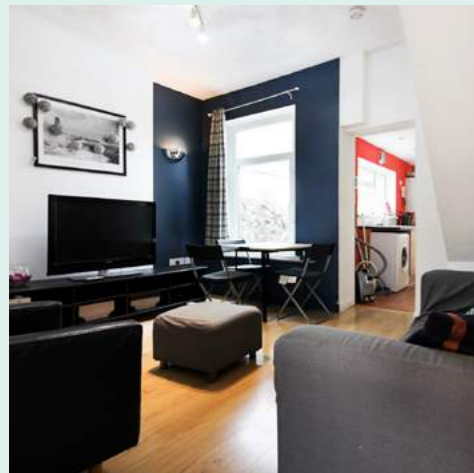


Patch



COURSE STUDIED: Economics, Finance & Banking
HALLS LIVED AT: N/A
MY INTERESTING FACT: I travelled to the Bahamas, all expenses paid, to play in the last ever televised Pokerstars Caribbean Adventure.
MY CARDIFF HOUSING EXPERIENCE: I've lived all over Cardiff, from Cathays to Cardiff Bay. I'm currently down the bay and enjoy the quieter location with the advantage of being close enough to the city and the sea.

Your local 5 & 6 bed listings



Treherbert Street, Cathays

- Newly refurbished in summer 2018 with new Ikea furniture throughout.
- Spacious three-bedroom property just around the corner from Lidl and a stone's throw from the Cardiff S.U.
- Large plasma TV!



£350 each

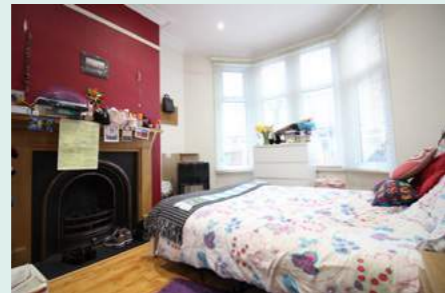


Minsky Street, Cathays

- Stunning, modern apartment.
- Private parking.
- Large double bedrooms.



£350 each



Canada Road, Heath

- Ideal for students based in the Heath.
- Large double bedrooms with a separate lounge.
- The property retains many original features.



£310 each



Hirwain Street, Cathays

- Wall-mounted plasma TV included.
- Converted attic room.
- Separate shower and bath.



£325 each



Pentyrch Street, Cathays

- A stylish, modern three-bedroom house.
- American-style fridge/freezer, dishwasher and tumble dryer provided.
- Cosy patio area to the rear.



£350 each



Moy Road, Roath

- Recently-refurbished to include large corner sofa and wall-mounted TV.
- Large kitchen with dishwasher.
- Perfect for both Cardiff and Cardiff Met students alike.



£340 each

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, DPS, RSW and TPO.

1. 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.

2. 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.

3. 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.

Fast fact

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

4. 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.

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.

5. 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!

6. Finding 'The One'

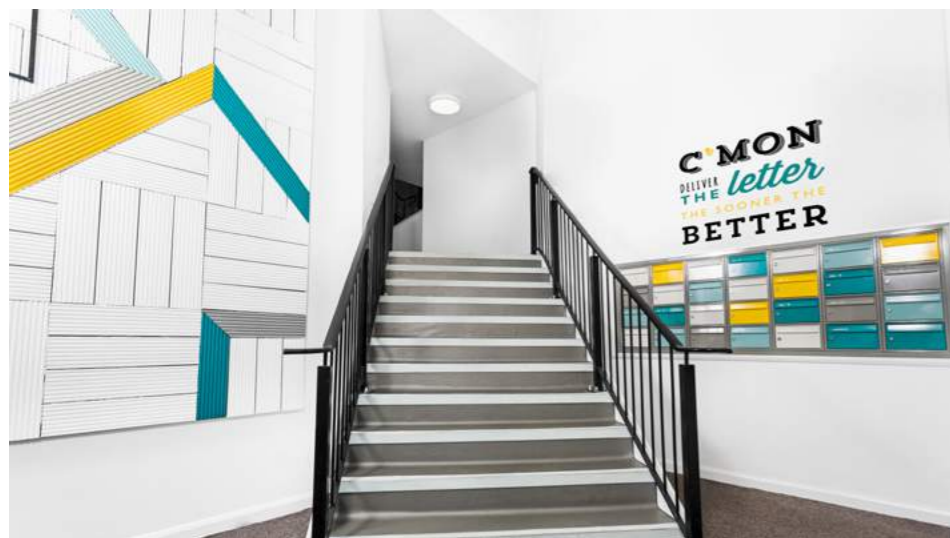
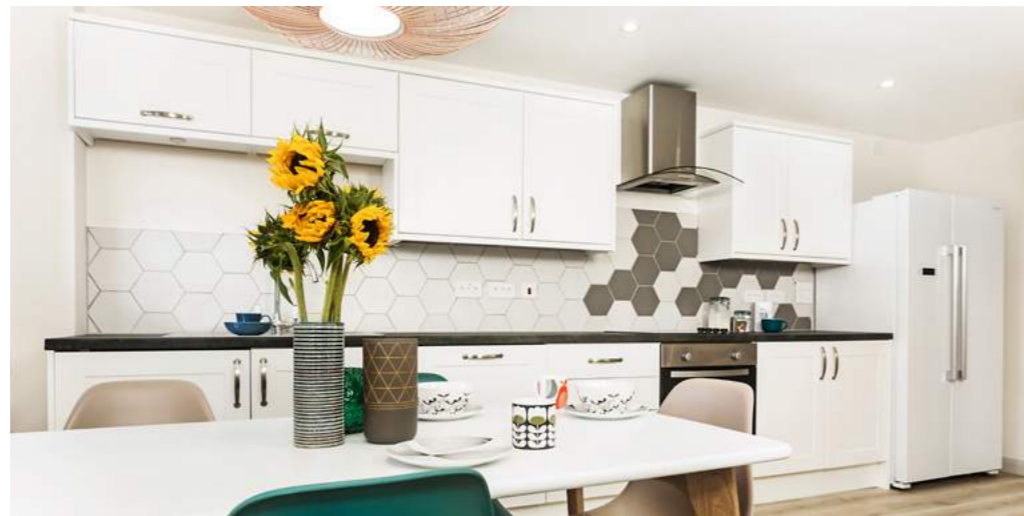
When you've found 'The One', act quickly. There are only so many properties on the market, so don't get caught hesitating and miss out. At this point you'll need to fill in a few forms and pay an agency fee, which takes the house off the market and reserves it for you, meaning nobody else will be shown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



View our guide to renting video on Youtube



Register with us today for first pick of the properties 17



We'll meet you on the corner

- 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)

Situated on the corner of Woodville Road and Crwys Road is Corner House; a newly-built 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 or pop into our Woodville Road, Cathays branch. We're located just a few hundred yards from Corner House!





“
 Want a home
 behind the SU?
 We've got just what
 you're looking for.
 ”

OUR DEDICATED
 STUDENT TEAM

