



# Student Homes

HELPING YOU FIND YOUR STUDENT HOUSE FOR NEXT YEAR



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

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

## DON'T MISS OUR DOUBLE PAGE MAP!

Pages 4 & 5

We've got plenty of houses close to campus



## EXCLUSIVE OFFERS!

A guide to the best apps, bars and restaurants you'll want to use and visit during your time at Uni

Pages 9 - 11



# About us

We've been helping students in Cardiff find properties for over 17 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!



# 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 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!

## 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.

### Fast fact

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

## #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 £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.

## 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 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 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 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!

## 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.

**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.



**#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.

**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.

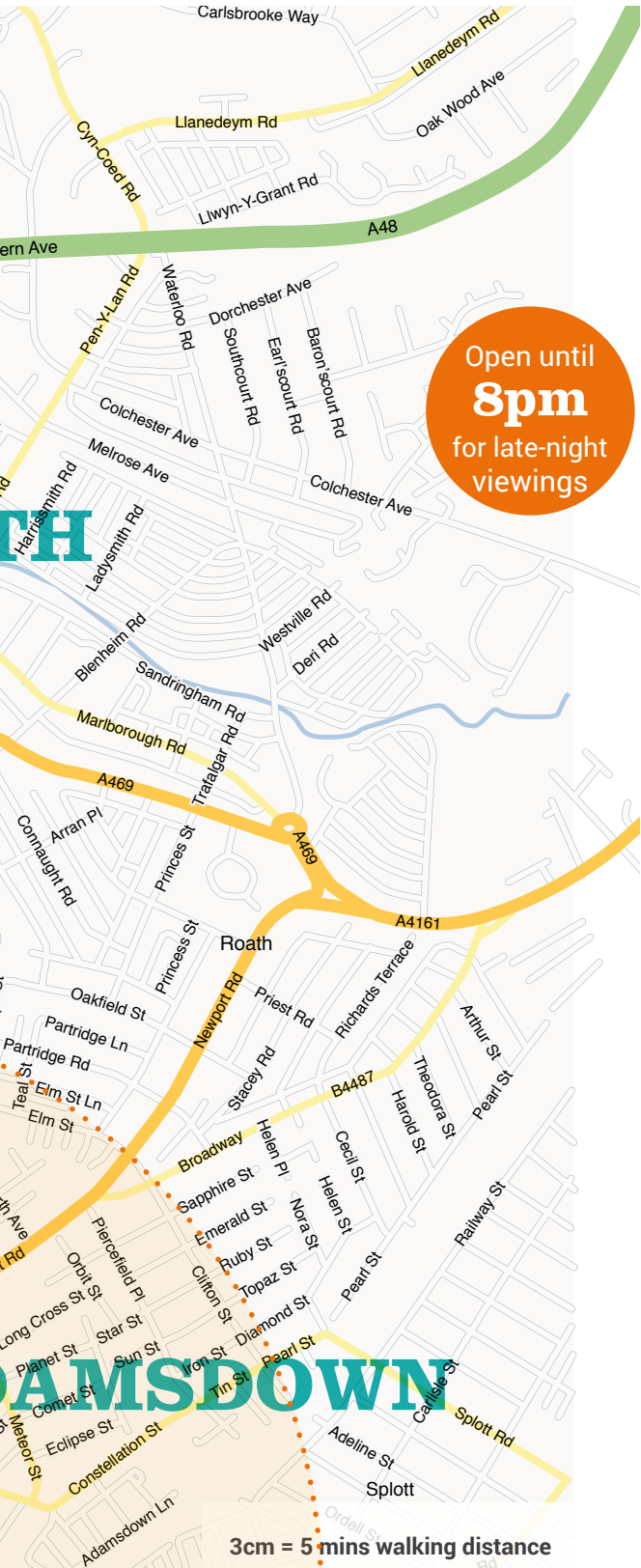




Help us find your perfect

# home

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



Using the map and our thought-provoking points below, decide as a group what you'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:

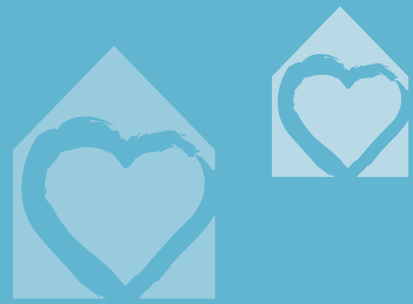
### ADAMSDOWN

- + 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.

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.

# Renting made easy



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

## 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.

## #BeDiffRent

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

## Getting together

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

## Getting in touch

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

## Fast fact

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

## 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

# The usual suspects

On moving into your new student crib, you're probably overjoyed at how lucky you are to be living with the most excellent people you know. In time, however, you will 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.

## 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.



## 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.

## 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.

## 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.

## 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!

### 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!



# Your local 3 & 4 bed listings...



## Wyverne Road, Cathays

£350 each

- Perfectly located right in the heart of Cathays, a stone's throw from the Union!
- Newly refurbished to a high standard throughout
- Comes with a spare room, perfect for storage or study.



## Talgarn 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.



£340 each

## Plasnewydd Road, Roath

- Located on a quiet street just off Albany road in Roath
- 3 double bedrooms and a spare room!
- Newly fitted bathroom with separate bath and shower.



£340 each

## Moy Road, Roath

- With a bills inclusive option this property is highly desirable just off Mackintosh place.
- 4 large bedrooms
- Modern kitchen & stylish lounge with corner sofa and wall mounted TV.



£275 each

## Talworth Street, Roath

- 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

£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.



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

 cps  
homes  
Sales & Lettings



# Cardiff living

Cardiff has so much to offer. We have a castle, a 74,000+ seater stadium, Roath Park Lake, The Dr Who Experience and at least 12 Starbucks'...



## Apps

As you've all heard of 'MSN Messenger', 'BEBO' and 'Flappy Bird', we thought we'd take the time to let you know about a few helpful apps you may not have heard of. They're wonderful and will definitely be of use throughout your time at Uni.

**wriggle**

Flash offers at some of the hottest bars and restaurants in the city. Use Code: **CPSEAT** for **£5 FREE** credit!  
[www.getawriggleon.com/s/cardiff](http://www.getawriggleon.com/s/cardiff)

\*Only valid for new customers. Expires 31/12/2017

**moneybox**

A modern, practical version of "look after the pennies..." From your morning coffee to last night's Uber, round up your everyday purchases to the nearest pound and invest the change.  
[www.moneyboxapp.com](http://www.moneyboxapp.com)

**UBER**

Cheap taxis at your fingertips  
[www.uber.com](http://www.uber.com)

**cleo.**

Your AI friend who looks after your money. The sign-up is free and takes less than 2mins. This app is really cool.  
[www.meetcleo.com](http://www.meetcleo.com)



EAT WELL. SAVE MONEY. SAVE THE PLANET. Essentially quality restaurant food at a fraction of the normal price that may otherwise be thrown away.  
[www.toogoodtogo.co.uk](http://www.toogoodtogo.co.uk)

**deliveroo**

Order food to your door at any time of day. If you leave your door open and instruct the rider, they may even deliver to your bed...  
[www.deliveroo.co.uk](http://www.deliveroo.co.uk)

**cps homes**

## #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



### 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



### THE POTTED PIG

Located in a former bank vault beneath the city, The Potted Pig restaurant shares its passion for modern British food and wonderful gins through ever-changing, seasonal menus. Gin & Pork: ideal.

27 High Street Cardiff CF10 1PU



### MILGI

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

213 City Road, Cardiff CF24 3JD



### 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



### BLACKWEIR TAVERN

A regular for various sports teams socials, the Blackweir offers £2.25 pints as well as 2 meals for a tenner in the week. With 2 for £5 on 'Wine Wednesday', it really is the perfect student stop-off.

35 North Road, CF10 3DX



### THE DEAD CANARY

Shhh, it's a not particularly well kept secret. You ring the bell to get in. There's a birdcage outside. They do nice cocktails. It's cool, upmarket, but not cheap...cheap. (sorry)

Barrack Lane, Cardiff CF10 2FR



### 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



**THE WOODVILLE**

Right in the heart of Cathays, you've probably already been there many, many times.

1-5 Woodville Road, Cardiff CF24 4DW



**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



**29 PARK PLACE**

Ideal for bar food and drink just down the road from Cardiff Students' Union.

29 Park Place, Cardiff CF10 3BA

\* Take this voucher with you for a free coffee!

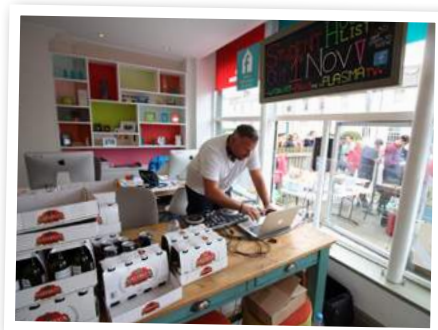


# Lunch is on US

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. "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 5 & 6 bed listings...



## Llanblenddian Gardens, Cathays

£350 each

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



## Brithdir Street, Cathays

£325 each

- 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.



£360 each

## Rhymney Street, Cathays

- Newly refurbished throughout to a very high standard
- Spacious lounge with 42" wall mounted plasma TV and corner sofa.
- Open plan lounge with modern, stunning kitchen.



£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.



£330 each

## Pen-Y-Lan Road, Roath

- Brand new flat created in 2013 done to high-spec finish equipped with stunning kitchen and six 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!




## Treherbert Street, Cathays

£325 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.



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

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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

University of South Wales  
Prifysgol De Cymru

**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, so we've been in your house-hunting shoes, and we probably asked the same questions as you too!



Bertie

University of South Wales  
Prifysgol De Cymru

**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



Swansea University  
Prifysgol Abertawe

**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!



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!



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 & university.



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:** I 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.



Patch



**COURSE STUDIED:** Economics, Finance and Banking

**HALLS LIVED AT:** I didn't go to University in Cardiff.

**MY INTERESTING FACT:** Last year I travelled to the Bahamas, all expenses paid, to play in the last ever televised PCA (Pokerstars Caribbean Adventure) poker tournament.

**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 7 & 8 bed listings...



## Rhymney Terrace, Cathays

£350 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!



## Dogfield Street, Cathays

£350 each

- large open plan lounge kitchen with new corner sofas, wall mounted plasma TV and breakfast bar.
- Located just off Cryws road, ideal for Cardiff, Cardiff Met and medical students.



£325 each

## Bangor Street, Roath

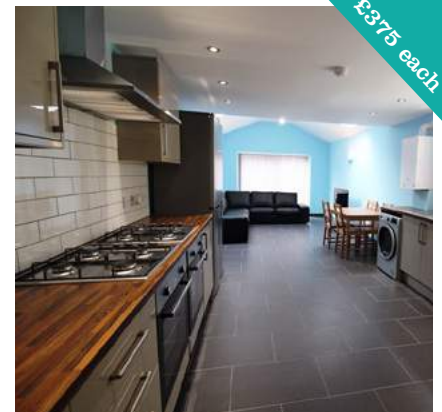
- Consists of seven size bedrooms with a brand new kitchen.
- Close distance to Albany road, but this house is located in a lovely, quieter street.
- A professional standard at a very affordable price!



£335 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.



£375 each

## Cathays Terrace, Cathays

- Brand new 8 bedroom property on the desirable Cathays Terrace.
- Stunning tiled kitchen and wooden flooring throughout.
- Finished to a professional standard further benefitting from a low maintenance garden.




## Flora Street, Cathays

£350 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.



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

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# 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.



## Richard Street, Cathays

£300 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.



£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.



£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.



£360 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.




## Richmond Road, Roath

£300 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.



34 Woodville Rd,  
Cathays, 02920 668585  
cps homes.co.uk

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homes  
Sales & Lettings

# Teaming up with Cardiff's students

We strongly value our continued relationship with Cardiff's student community. Aside from providing the largest number of student houses, we sponsor a wide range of University clubs and societies.

This year we are working with Cardiff Uni's Football, Athletics, Hockey and Snowsports club as well as number of Course specific and intermural teams ranging from Finance and Trading to Journalism!

If your club or society require a sponsor for the next academic year, or to discuss sponsorship in general, please email [Patch@cps homes.co.uk](mailto:Patch@cps homes.co.uk) and we will 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 pressuring 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**

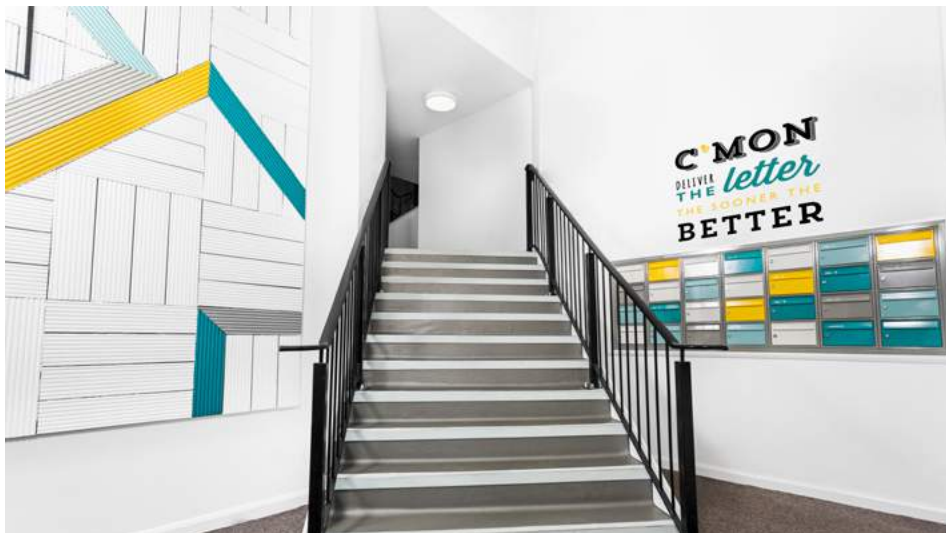
## Fast fact

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.





# We'll meet you on the corner

**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](http://cpshomes.co.uk) or pop into our Woodville Road, Cathays branch. We're located just a few hundred yards from Corner House!

## 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)

See you there!



# WE'RE 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.



02920 668585

 CPSHomesStudents

 cps  
homes

Cardiff's biggest student housing provider