



Renting private accommodation

CARDIFF
UNIVERSITY

PRIFYSGOL
CAERDYDD

Finding the right fit

Choosing where to live is a big decision. It is important that you feel comfortable and have a suitable environment in which to study and socialise.

This webinar will give you an overview of:

- Areas of Cardiff
- Types of university and private accommodation
- Budgeting
- University housing help and advice services



Cardiff campus

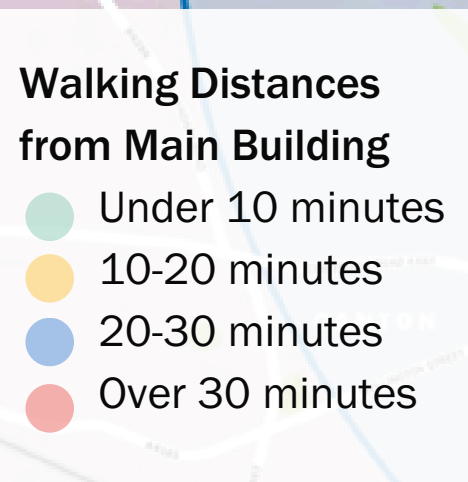
Cardiff University is made up of two large, well-located campuses.

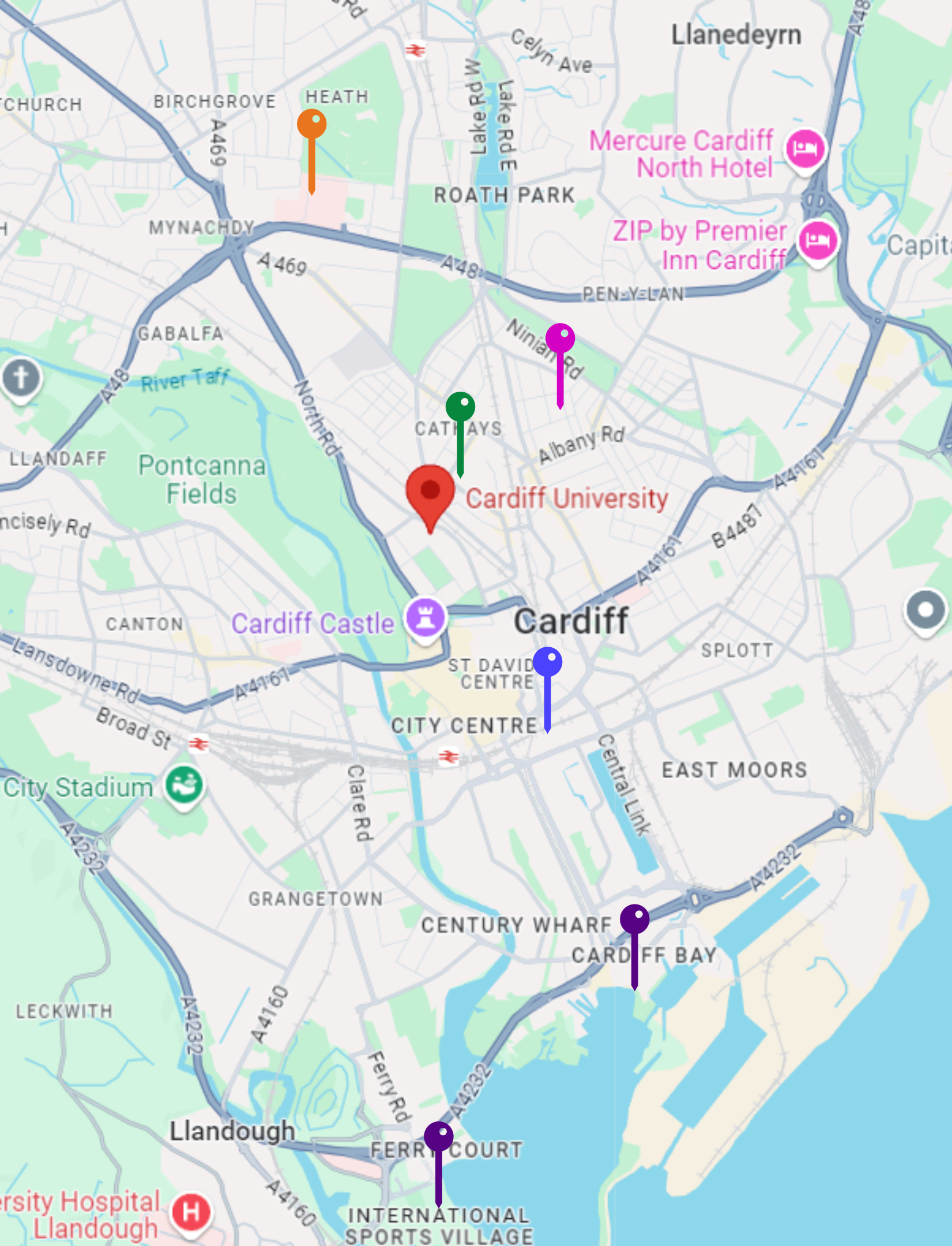
Cathays Park:

- Home to 22 of our 24 Academic Schools
- Several libraries including some 27/4 study facilities
- Location of the main Students' Union building
- Less than half a mile from Cardiff city centre
- Short walk from several halls of residence

Heath Park:

- Home to Healthcare-related courses (excluding Pharmacy and Optometry)
- Dedicated healthcare campus shared with the University Hospital of Wales
- Next to 100 acres of parkland and playing fields
- Students' Union and support services on site
- Sport and fitness facilities (including swimming pool)
- 24/7 study areas and IT facilities
- Lecture theatres, seminar rooms, libraries and operating theatres are also on campus.





Areas of Cardiff

There is student accommodation throughout Cardiff, but there tend to be higher concentrations of students in the following neighbourhoods:



Cathays

- Close to Cathays campus
- 5-10 min walk to town/ Cathays campus
- Lots of student houses
- Cathays train station
- Very high number of students



Heath

- 5-10 min walk to Heath Park Campus
- Popular with Medicine, Dentistry and Healthcare Sciences students
- Quieter than Cathays and Roath
- More residential than student houses
- Close to park and train station



Roath

- 10-15 min walk to Cathays campus
- 10-20 min walk to Heath Park
- Close to Roath Park
- Mix of residential and student houses, more family-friendly than Cathays



Cardiff Bay

- 30-40 min walk to Cathays campus (15-20 min cycle, 5 min train)
- Frequent bus and train routes
- Lots of flats and apartments- popular with older students, couples and families.
- Mermaid Quay, coastal walks, Taff & Ely trails
- Private rental



City Centre

- 5-15 min walk to Cathays campus
- Private rentals or halls of residence
- Closest to School of Journalism, Media and Culture

An aerial view of a university sports facility. In the foreground, there is a red basketball court and a green football pitch. A large blue fence surrounds the football pitch. In the background, there are several multi-story university buildings and a large sports hall. The text "University accommodation" is overlaid in the center.

University accommodation

University accommodation

- The University has 17 residences, each with different facilities, in different locations and at different costs.*
- Almost half the cost of renting in London.
- Most residences being less than 2km to either the Cathays Park Campus or Heath Park Campus.
- 24 hour assistance – provided by Security. Your accommodation also has a dedicated Residence Reception open during normal business hours.
- Residence Life team is a fun and friendly community to your university student accommodation with an exciting blended calendar of social events, drop-in sessions and helpful workshops throughout the year.

* for full academic session undergraduates with a firm offer and international postgraduates arriving in September, providing certain deadlines are met.



University accommodation timeline



Receive & accept
conditional/
unconditional offer

February to August

Apply for
accommodation

By 24 July

Receive & accept
unconditional
offer

By 31 August

Accommodation
is allocated

Mid-July to September

Accept your
room offer

Within 5 days of your
room being allocated



University accommodation

University accommodation gives you a choice of:

- Single or mix-gender flats/houses
- Private or shared bathrooms (approx. 70% of rooms are en-suite)
- Self-catered or part-catered
- Quiet living, alcohol-free, LGBTQ+, family accommodation, accessible

You can browse all accommodation options online: search according to your preferences, check facilities and locations. You can find 360-degree tours of typical rooms and kitchen facilities on the website at [Browse accommodation](#) by clicking on the link for each residence.

University accommodation

Pros	• Conveniently located for campus • 24-hour security • Bills included (no hidden extras) • Good way to meet people outside of your course • University can help if something goes wrong • Choice of contract period (39, 40, 41, 42 or 52-week) • Typically cheaper than other options
Cons	• Rooms may not be as modern as some private halls • Rooms may be smaller than some private options • Limited social areas – flats will typically have a kitchen/dining area for socialising but no additional common rooms • Some smaller residences do not have in-house laundry facilities (you would have to walk a short distance to a different residence or use a public laundromat or laundry service). You can view the facilities for each residence online.



A photograph of a row of terraced houses in a residential area. The houses have multiple stories, with some featuring white-painted upper floors and others with brickwork. Numerous chimneys are visible on the roofs, many with multiple pots. Several satellite dishes are mounted on the roofs. The sky is blue with scattered white clouds. The text 'Private accommodation' is overlaid in large, white, bold letters across the center of the image.

Private accommodation

Setting a budget

Cardiff is one of the UK's most affordable student cities, with the 4th lowest average rental costs. The city is compact and flat, reducing the need for public transport costs.

But it is important to know what money you have coming in and going out before you can decide how much rent you can afford.

- Private accommodation costs vary by location, size, quality, and whether bills are included.
- Average monthly rent for a shared house: ~£450 (excluding bills).

You can use the university's [living costs calculator](#) to get an idea of the average costs of living in private accommodation.



“ I love how walkable Cardiff is. Coming from a city where I had to take a bus everywhere, it's great to save money and get around easily—whether it's to the library or into town.

Fatiha from Indonesia,
Psychology with Professional Placement (BSc)



Estimated private
living expenses:
£13,158/year*

* 52 weeks based on living in private residences

Types of private accommodation

There is a wide range of accommodation in Cardiff - including shared houses and flats - that is let to students by private landlords or through letting agents.

Private Halls of Residence

- Modern facilities designed for students.
- Options for en-suite rooms, shared flats, or studios.
- Amenities like gyms, study areas, and social spaces.

Shared Houses

- Affordable option for groups of students.
- Shared living spaces like kitchens and lounges.
- Typically located near university or city centre.

Studios and Flats

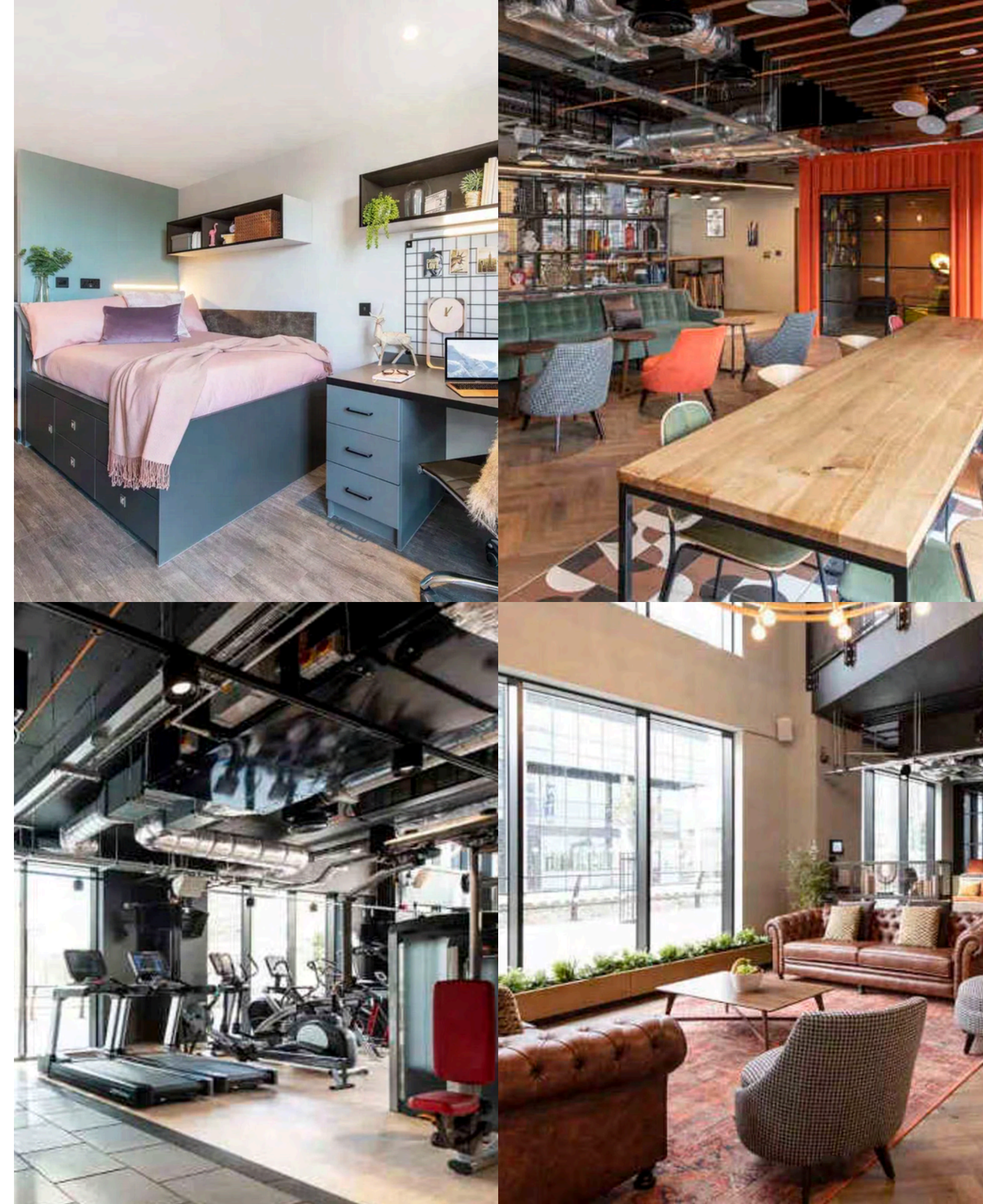
- Ideal for students seeking privacy.
- Self-contained spaces with own kitchen and bathroom.
- Range of options for single or couple occupancy.



Private halls of residence

Some popular private halls of residence include:

- Amber Student
- Arofan House
- Bridge Street Exchange
- Collegiate [Cardiff the Neighbourhood; Eclipse; Crown Place Cardiff]
- CRM [Livin; Lumis Student Living Cardiff; Zenith; Glendower House; City Heights]
- Fresh Student Living
- Hello Student [Summit House; Windsor House; Alwyn Court; Northgate House]
- Host Students
- POBL
- Prestige Student Living
- Prime Student Living
- Unite Students [North Court; Clodien House; Severn Point; Cambrian Point; Blackweir Lodge; Adam Street Gardens; Ty Pont Haeearn; the Bakery]
- Vita Student
- West Wing





Private halls of residence

How to choose:

Affordability:

Consider rent and additional costs like bills or service charges. Check deposit terms and ensure it is protected under a national scheme.

Amenities:

Prioritise essentials vs. luxuries (e.g., en-suites, studios). Confirm any extra charges for facilities like gyms or cinema rooms.

Location:

Assess proximity to the university and availability of transport if needed.

Additional Needs:

Check for wheelchair access, guest policies, contract flexibility, holiday availability, post delivery, and laundry facilities.



Private halls of residence

Private halls operate similarly to University halls of residence, in that each student has an individual contract for an individual room. Rooms are primarily offered in shared flats but studio apartments are also available at extra cost.

Pros

- Lots of locations to choose from throughout the city
- Most will be quite modern
- Many have extensive amenities (eg. gym, cinema room, rooftop garden, games room etc...)
- More choice in room type (double bed, studio flat etc.)

Cons

- Typically the most expensive accommodation option
- Contracts can be quite rigid (always read carefully before you sign)
- You might not be living with other Cardiff University students

Before you sign

Once signed, you are bound by the terms for the specified duration, even if your circumstances change.

- Get It in writing: ensure any promises or conditions important to you are documented in the contract or a separate written agreement.
- Cancellation terms: check if the contract allows cancellation for changes in circumstances or visa issues. Avoid signing until you have your visa and are certain of your plans.
- Upfront costs: providers may charge a holding fee (up to one week's rent) or a security deposit. Ensure deposits are protected by a mandatory scheme.
- Hidden charges: verify what is included in the fees (e.g., Wi-Fi, utilities) and check for additional costs.
- Seek advice: request a draft contract to review. Cardiff University's Student Advice team can help you understand the terms before signing.
- Accreditation: look for providers signed up to the National Code of Standards for added assurance of good practices and access to a formal complaints process.

Read your contract carefully to avoid surprises.





University services

For information on all aspects of looking for a house or room to rent in Cardiff, take a look at the Students' Union Advice team housing guide. Information there includes:

- where to look for private accommodation
- the different areas around the university
- short-term accommodation
- viewing properties
- deposits and fees
- contracts
- inventories
- Council Tax
- moving out.

The Students' Union Advice team offers [advice on how to find accommodation](#) such as individual rooms available in shared houses, and also those looking for rooms.



Private rentals

The most common student rental property is a shared room in a Victorian terraced house.

- Students will typically have their own study bedroom (typical furniture would be a double bed, desk, shelves and wardrobe) and would share a bathroom, kitchen and dining area with their housemates.
- It is very unusual to share a room in the UK unless you are couple. Dormitory style rooms can be found in hostels but not long-term rentals.
- Make sure that you and your house mates have the same expectations on matters like cleanliness, distribution of chores, security, overnight guests and use of shared spaces.
- Be clear on how rent and bills will be shared and paid. It is advisable to get this agreed in writing and signed by all parties to avoid future problems.

Private rentals

Most student accommodation in Cardiff can be found through letting agents.

Cardiff Student Letting is an agency run by the Cardiff University Students' Union and is a good place to start your search- there are no fees and they offer free, impartial advice.

Where to look for entire houses or flats to rent:

- Cardiff Student Letting (owned and run by the Students Union)
- Rightmove: www.rightmove.co.uk
- Zoopla: www.zoopla.co.uk
- Local estate agents

Where to look for rooms in shared houses or flats:

- SpareRoom: www.spareroom.co.uk
- Roomies: www.roomies.co.uk



Private rentals

Private rental refers to renting a room in a shared house, or privately renting an apartment or house (not within managed halls).

Pros	• Lots of locations to choose from throughout the city • The most choice in living space (room type, additional spaces garden access, parking etc...) • More options for contract terms (eg. short-term rental or rolling contracts) • Choice of who you live with • Most privacy and independence (depending on what you choose) • Suitable for students with families
Cons	• Can be harder to budget - you might need to pay bills on top of rent (which may vary monthly) • Less security - private homes may be less secure than managed residences (depending on what you choose) • You may need have a UK-based guarantor (the University can help with this) • You may have to deal with letting agencies – the SU can advise you on reputable agents and check contracts with you • Mixed quality – you may have to chase agents or landlords to fix maintenance issues





Before you sign

- Registration & licences: verify the property, landlord, and letting agent are registered with Rent Smart Wales and check for an House of Multiple Occupation (HMO) licence if required.
- Prohibited payments: ensure no prohibited payments were requested and holding fees are returned or offset against rent.
- Property inspection: view the property in person to check for disrepair, damp, or mould.
- Housemate compatibility: ensure you are comfortable living with your chosen group, as disputes are not valid grounds for breaking contracts.
- Contract terms: most agreements are for a full year without a break clause. Negotiate one if possible.
- Sub-letting risks: confirm if sub-letting is allowed; unauthorised arrangements may lead to eviction.

For more advice on signing private rentals contract, allowed fees and contract contents email: advice@cardiff.ac.uk

Guarantors

Landlords will usually ask students for a home-owning adult who lives in the UK to act as a guarantor.

If you are unable to provide such a guarantor, landlords will often ask for some other form of security instead, which usually means asking you to pay several months' rent in advance.

In some circumstances, where a student is unable to find a guarantor, Cardiff University may act as guarantor.

To find out more about Guarantor Scheme conditions for this scheme, email: advice@cardiff.ac.uk



Summary

To summarise the three options we've covered:

University Residences

- Contract dates to match terms
- All bills included
- Locations close to campus
- Residence Life team
- Security onsite
- Social: meet other Cardiff students
- Part-catered options
- Can be en-suite or shared bathroom
- Typically single beds (standard, family accommodation and studios will have more options)
- Extra support: if something goes wrong, the university can help

Private Halls

- Can get term-time contracts or full year
- Typically include bills, exceptions apply (always check what is included before signing)
- Locations all over Cardiff
- Typically more modern than university residences
- More choice in room type and layout
- Tends to be the most expensive option
- Can have great amenities (check if there are extra costs for using them)
- Social: mix with students from other universities as well as Cardiff University

Private rentals (house or room)

- Can either rent a whole house/flat or rent a room in a shared house/flat
- Most common option for students going into their second year of living in Cardiff - more familiar with neighbourhood, and prefer to live with friends
- More choice in location and room/house style and amenities
- Bills are typically extra on top of rent and you'll need to set-up accounts for the house (some rentals include certain bills - water is common have included for flats)
- May require a deposit and/or guarantor

Cyswllt Myfyrwyr

Student Connect

Frequently Asked Questions

Student Connect
Cyswllt Myfyrwyr





Accommodation

- Apply for university accommodation via SIMs - you must first accept your offer.
- You can pay your accommodation fees in three instalments.
- Applications from undergraduate firm and postgraduate students must be submitted by Friday 24 July (Wednesday 19 August for undergraduate insurance applicants).
- The earlier you apply, the more likely you are to get your first choice of residence.
- You must respond to your residence offer within 5 days or it may be withdrawn.
- Contact residences@cardiff.ac.uk with any questions about your room, collecting your keys, deadlines etc.
- Visit [“Apply for accommodation”](#) page for more information.

CAS letters

- Check that you have met the conditions for your CAS to be issued.
- Issued after you have accepted your offer and met the conditions (including paying a deposit, if applicable) .
- Before it is issued, you will be asked to confirm the details- check these very carefully, especially spelling of your name and course!
- Your CAS cannot be changed after you have applied for your visa.
- If its has been more than 5 working days since you confirmed your CAS details, email international@cardiff.ac.uk to check your status.





Travelling to Cardiff

- We will be providing free coach collection from Heathrow Airport. Bookings for these services are open now.
- You will be taken to the Centre for Student Life and then on to your accommodation (both university and private halls)
- National Express, Megabus and Flixbus have regular direct services from Heathrow Airport to Cardiff so you can also make your own arrangements
- Coach services from other airports may involve a stop or change but are also frequent
- Trains: more expensive than a coach and will require more moving of luggage but are also an option
- Check train times, journey information and buy tickets on [Trainline](#) or [National Rail](#)
- Visit [“International arrivals”](#) page for more information.

Contact us

We are here to help



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