



Bryn Haidd , Pentwyn, Cardiff , CF23 7JP
£1,100 pcm | Available 12 March 2025 | 2 bedroom



- **Unfurnished**
- **Two Bedrooms**
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- **Fantastic Location**
- **Close to local amenities**
- **EPC Rating G**

**** AVAILABLE NOW ** TWO BEDROOM HOUSE ** UNFURNISHED ** OFF-ROAD PARKING ** AVAILABLE WITH NO DEPOSIT OPTION ****

James Douglas are delighted to offer this two bedroom semi-attached house in Pentwyn to rent. The property is in a fantastic location within walking distance to many local amenities and public transport links. The house itself consists of a large living room, modern kitchen, two bedrooms and a bathroom with bath and shower. The house also benefits from a large rear garden with side access. Off-road parking available.

Key Details

Monthly Rent: £1,100

Deposit - £1,200

Holding Deposit - £241

EPC - C

Council Tax Band: C

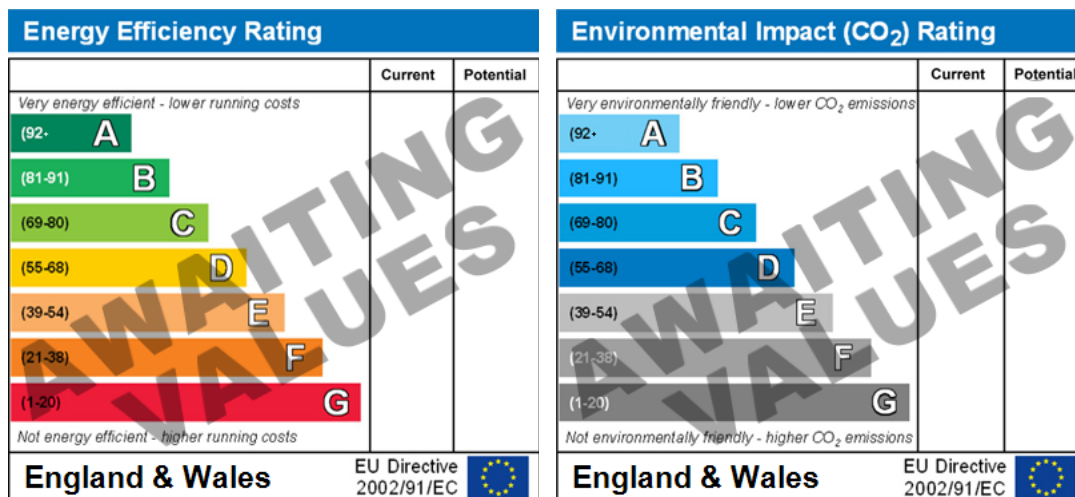
Building Materials: Unknown

Sewerage Supply: Mains Sewerage

Broadband Coverage: Virgin Media & Openreach - Standard to Ultrafast speeds available

Mobile Coverage: No know issues

Utility Supplies: Electrical supply & gas central heating



Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to James Douglas)

- Holding Deposit: One week's rent
- Security Deposit: Usually a deposit equivalent to 5 weeks rent will be charged, except where the annual rent exceeds £50,000 (deposit equivalent to 6 weeks rent) or a pet is agreed at the property (additional deposit of £100 per pet)
- Rent Arrears. Chargeable from 7 days arrears, calculated on the interest at 3% above Bank of England base rate
- Payment for a breach of the tenancy agreement up to the prescribed limit

During the tenancy (payable to the landlord/managing agent if permitted and applicable)

- Utilities: gas, electricity, water
- Communications: telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

Other permitted payments

- Any other permitted payments, not included above, under the relevant legislation including contractual damages and for the loss of a key or other security device

Tenant protection: James Douglas Sales & Lettings and Student Living by James Douglas are members of Propertymark and Lonsdale Insurance Brokers Ltd (client money protection schemes), and members of The Property Ombudsman redress scheme. You can find more details on our website.

If you wish to rent a property as a company tenant, there is a £300 application fee.