



**St Michaels Avenue , Treforest, Pontypridd, CF37 1NS**  
**£1,050 pcm | Available 11 January 2025 | 3 bedroom**



- **Unfurnished**
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- **EPC Rating G**

**\*\* AVAILABLE NOW \*\* THREE BEDROOM HOUSE \*\* NEWLY RENOVATED \*\* UNFURNISHED \*\***

## Description

James Douglas are delighted to offer this fantastic three bedroom house to rent. The property is in a great location and within a short walk to public transport links, connecting you with all of the local amenities there is to offer. The property itself consists of large lounge, modern kitchen on the ground floor, three generous bedrooms and fully equipped bathroom with shower over bath on the first floor. The house also benefits from a an enclosed read garden/storage area and on street parking, no permit required.

## Key Details

Monthly Rent: £1050

Deposit: £1150

Holding Deposit: £241

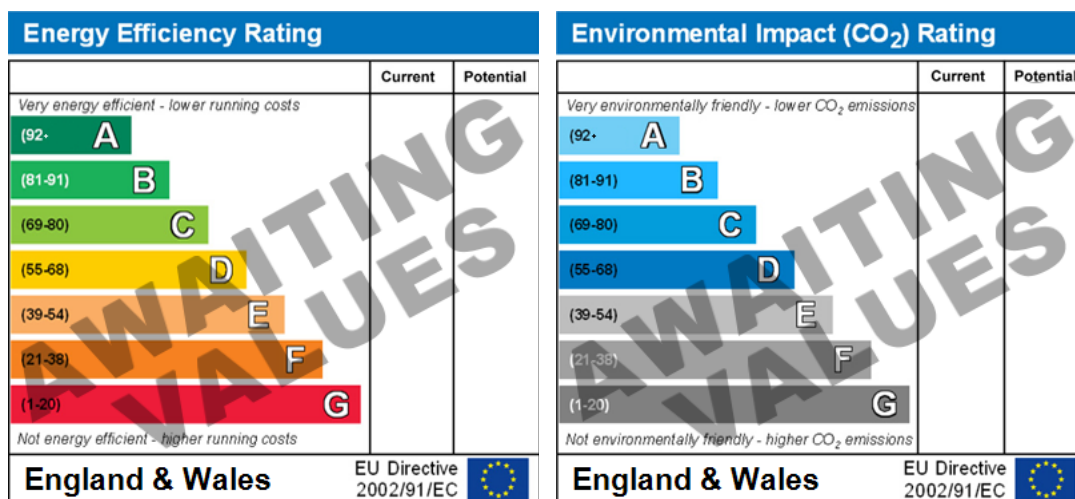
EPC Rating: D

Council Tax Band: B

Building Materials: Brick

Sewerage Supply: Mains

Broadband Coverage: Standard to Ultrafast available



### 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.**