

My Student Living

TO LET

Lawn Terrace , Treforest, CF37 1DA

£310 pcm | Available 12 September 2025 | 1 bedroom



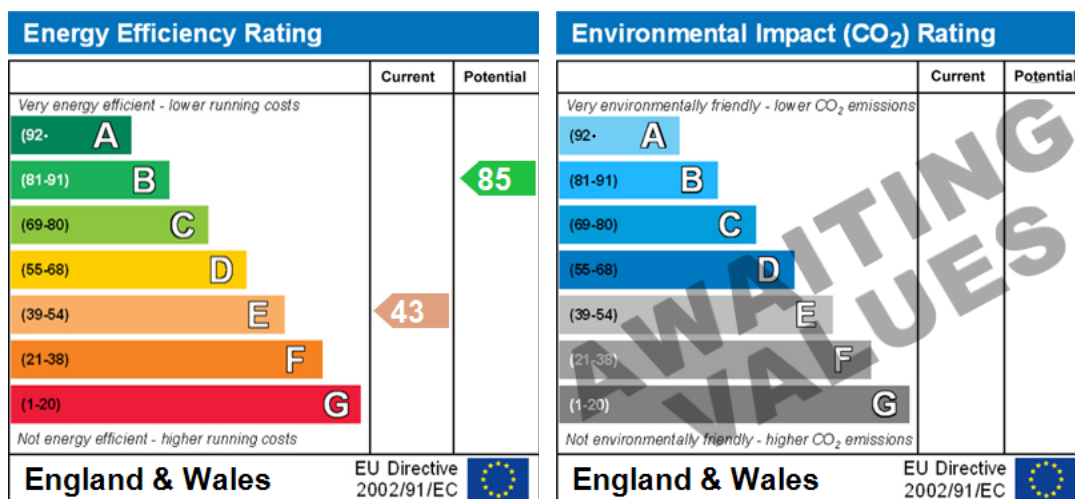
- Part Furnished
- Great Location
- Large Lounge
- Double Bedroom
- Shared Garden
- EPC Rating E

**** STUDENT ROOM ** AVAILABLE FOR 2025/2026 ACADEMIC YEAR ** PART FURNISHED ** WATER AND WIFI INCLUDED ****

My Student Living are delighted to offer this double room in a shared STUDENT house. The property is in a fantastic location being only a few minutes walk from the University campus, local amenities and transport links. The property comprises a lounge, dining room, shared kitchen, ground floor bedroom and three other bedrooms on the first floor with a garden to the rear of the property. On street parking available.

Key Details:

- Monthly Rent: £310.00
- Deposit: £410.00
- Holding Deposit: £71.00
- EPC Rating: E
- Council Tax Band: C
- Building Materials: Brick
- Sewerage Supply: Welsh Water
- Broadband Coverage: Up to 132mb average speed
- Mobile Coverage: No known issues
- Utility Supplies: Electrical supply & gas central heating
- Water Supply: METER



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.