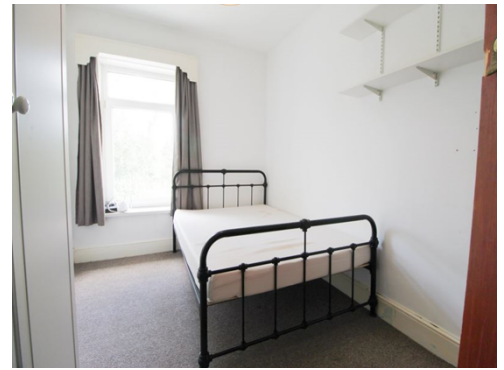


My Student Living

TO LET

Llantwit Road , Treforest , CF37 1TY
£380 pcm | Available 03 July 2025 | 1 bedroom



- Furnished
-
- EPC Rating G

**** STUDENT ROOM ** AVAILABLE FOR THE 2025/2026 ACADEMIC YEAR ** GREAT LOCATION ****

My Student Living by James Douglas are delighted to offer this well presented STUDENT room in a five bedroom property to let on Llantwit Road in Treforest. The property is situated just a stones throw away from USW Treforest campus and is close to Treforest Train Station for students commuting to Cardiff. The property further benefits from a large lounge with bay window, a well presented light & airy kitchen/diner, separate utility area, two bathrooms and a large garden.

Monthly Rent: £380.00

Deposit: £480.00

Holding Deposit: £87.00

EPC Rating: D

Council Tax Band: D

Building Materials: Brick

Sewerage Supply: Unknown

Broadband Coverage: Superfast - 145mbps download speed

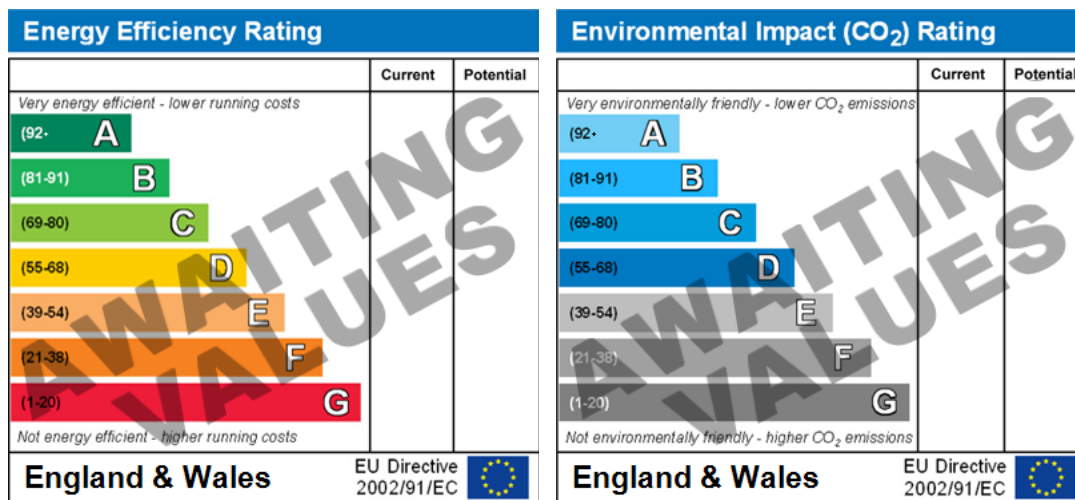
Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Ask agent

Parking Status: No on street parking available

Building Safety - No known issues



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.