

# My Student Living

## TO LET

Park Street , Treforest, Pontypridd, CF37 1SL  
£800 pcm | Available 07 July 2025 | 2 bedroom

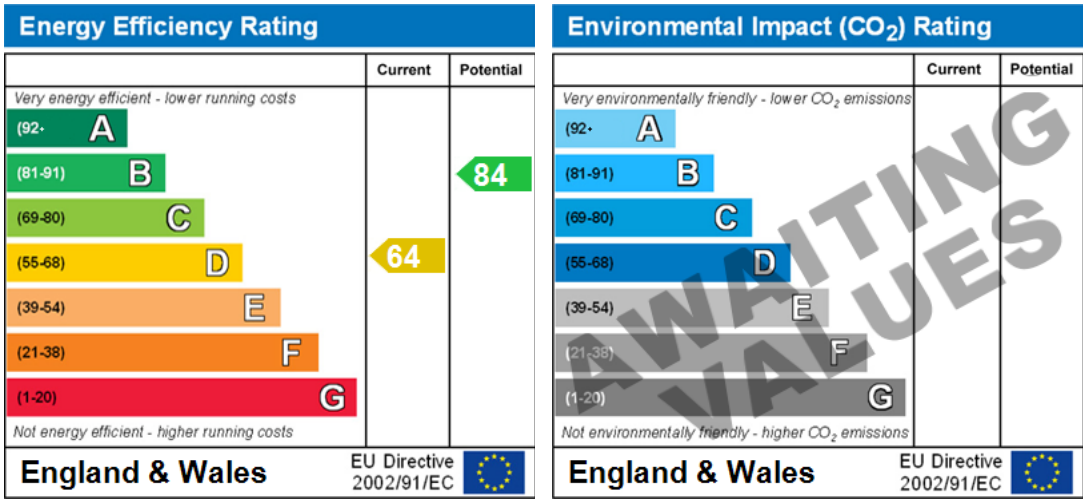


- Part Furnished
- Fantastic Location
- Modern Throughout
- Fully Furnished
- Close to local amenities
- EPC Rating D

**\*\* TWO BEDROOM STUDENT PROPERTY \*\* AVAILABLE FOR 2025/2026 ACADEMIC YEAR \*\* MODERN THROUGHOUT \*\* FANTASTIC LOCATION \*\***

Student Living by James Douglas are delighted to offer this modern two bedroom terraced STUDENT property in the heart of Treforest. The property is only a 15 minute walk to the University of South Wales, close to shops & takeaways, this property is perfectly situated for students studying at both Treforest & Glyntaf campus's and Treforest train station.

- Rent: £800.00
- Deposit: £900.00
- Holding Deposit: £183.00
- Council Tax Band: B
- EPC:D
- Building Materials: Brick
- Sewerage Supply: MAINS
- Broadband Coverage: Up to 80mbps
- Mobile Coverage: No known issues
- Utility Supplies: Electrical supply & gas central heating
- Water Supply: Ask agent
- Parking Status: ON STREET PERMIT
- 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.