

# My Student Living

## TO LET

Long Row , Treforest, Pontypridd , CF37 1SU  
£1,000 pcm | Available 14 July 2025 | 3 bedroom

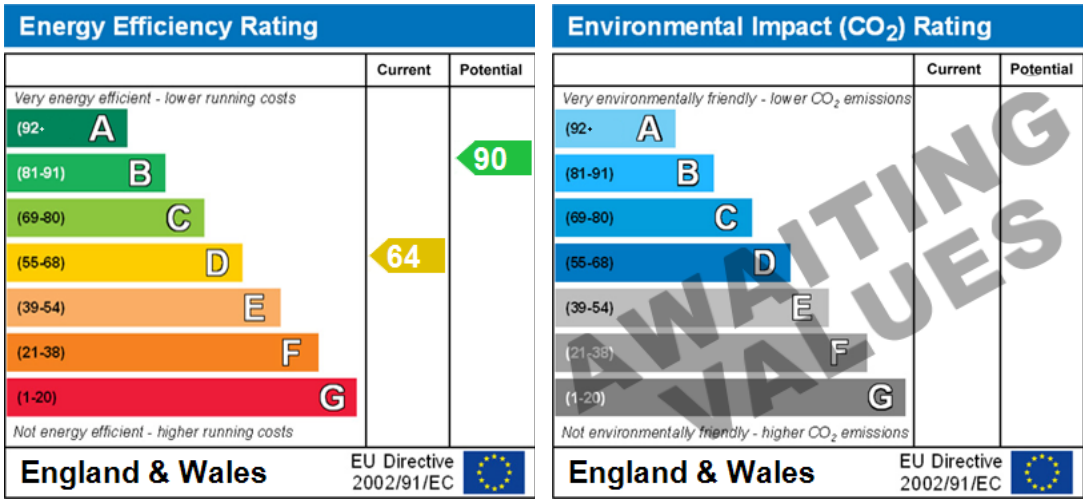


- Furnished
- Three Bedrooms
- Bills Included
- Great Location
- Large Garden
- EPC Rating D

**\*\* THREE BEDROOM STUDENT HOUSE\*\* AVAILABLE FOR THE 2025/2026 ACADEMIC YEAR \*\* GAS ELECTRIC AND WATER BILL INCLUDED \*\* EXCELLENT LOCATION \*\***

My Student Living by James Douglas are delighted to offer this three Bedroom Student House located in Treforest, and is only a short walk from the University of South Wales Treforest Campus. Close to local amenities and transport routes - included in the rent is Gas, Electricity and Water.

- Monthly Rent: £1,000.00
- Deposit: £1,100.00
- Holding Deposit: £229
- EPC Rating: D
- Council Tax Band: B
- Building Materials: Brick
- Sewerage Supply: MAINS
- Broadband Coverage: Super Fast 53mbps
- 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.**