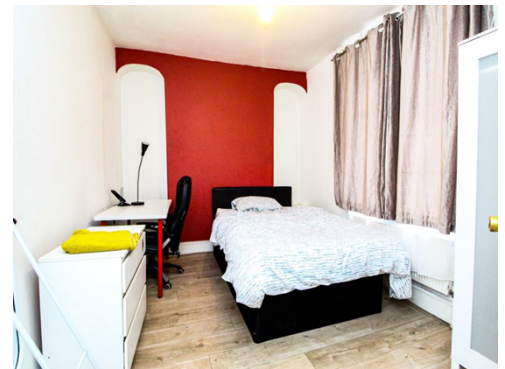
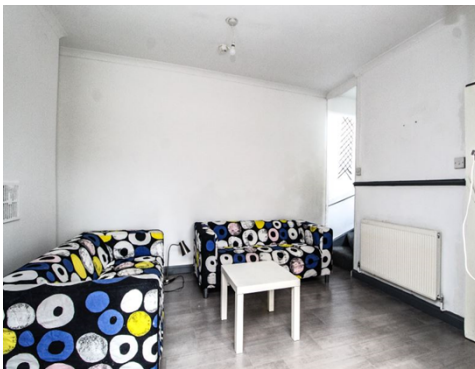


# My Student Living

## TO LET

Tower Street , Treforest, Pontypridd, CF37 1NR  
£1,100 pcm | Available 01 July 2025 | 4 bedroom



- Furnished
- Four Bedrooms
- Great Location
- Fully Furnished
- Two Bathrooms
- Open lounge / kitchen
- Enclosed Rear Garden
- EPC Rating D

**\*\*AVAILABLE FOR THE 2025/2026 ACADEMIC YEAR\*\* RECENTLY REFURBISHED \*\* FULLY FURNISHED \*\* GREAT LOCATION  
\*\* WIFI INCLUDED\*\***

Student Living by James Douglas are delighted to offer this four bedroom fully furnished property on Tower Street in Treforest. The property is set over three floors with fantastic views across Treforest and Pontypridd! The property briefly comprises four double bedrooms, two bathrooms, large open plan kitchen / lounge area and private garden with fantastic views!

Rent: £1,100.00

Deposit: £1,200.00

Holding Deposit: £252.00

EPC: D

Council Tax Band: C

Building Materials: Brick

Sewerage Supply: MAINS

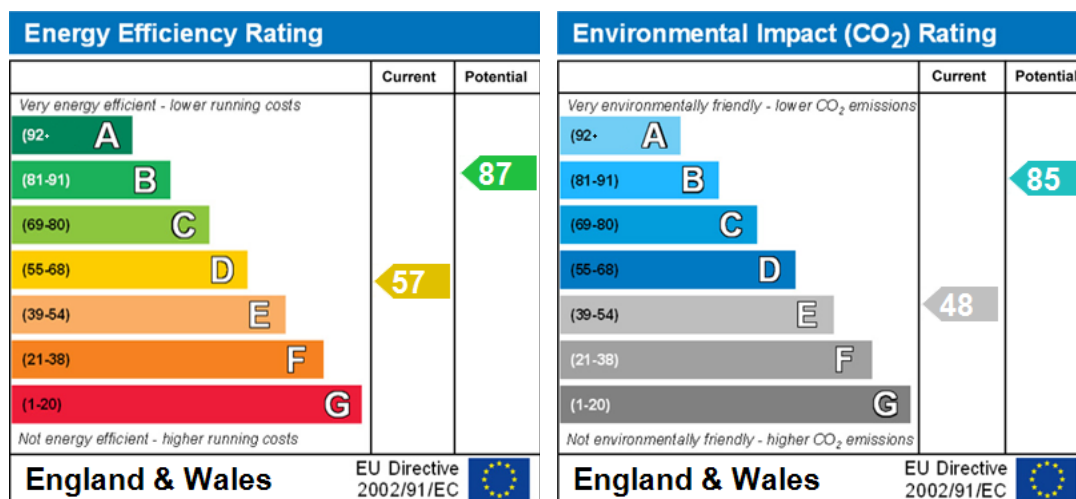
Broadband Coverage: Superfast 80mbps

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Ask agent

Parking Status: ON STREET PERMIT



#### **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.**