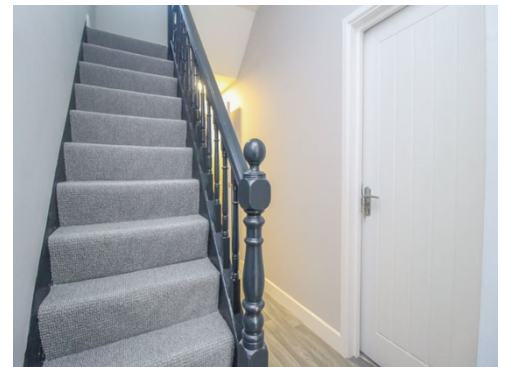
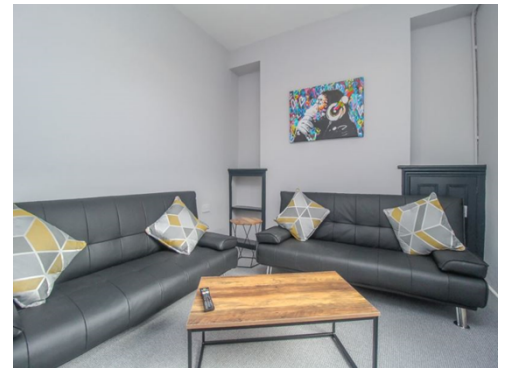


My Student Living

TO LET

Queen Street , Treforest, CF37 1RW
£1,500 pcm | Available 03 July 2025 | 4 bedroom



- Furnished
- EPC Rating D
- Fantastic Location
- Beautifully Presented
- Fully Furnished
- Spacious Lounge
- Modern Throughout
- Generous Kitchen
- Low-Maintenance Garden

**** FOUR BEDROOM STUDENT HOUSE **AVAILABLE FOR 2025/2026 ACADEMIC YEAR ** WIFI AND TV LICENCE INCLUDED ****

Student Living by James Douglas are delighted to offer this 4 bedroom STUDENT property located on the popular Queen Street in Treforest. This property is close to all local transport and amenities, and only a short walk to the University of South Wales

The newly refurbished property comprises of a lounge, kitchen, shower room with separate toilet, four double bedrooms equipped with Smart TV's and a garden to the rear.

Rent: £1,500.00

Deposit: £1,600.00

Holding deposit: £344.00

EPC: D

Council tax band: C

Building Materials: Brick

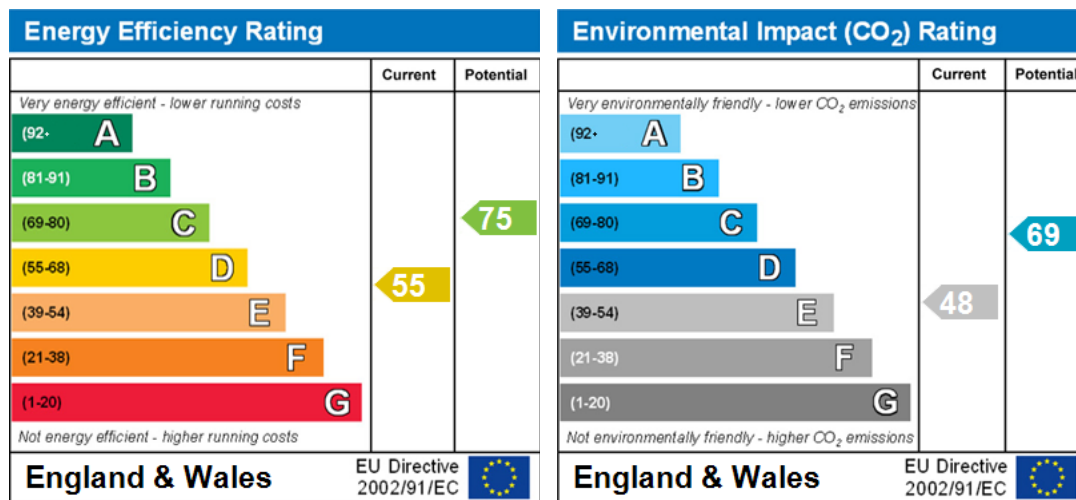
Sewerage Supply: MAINS

Broadband Coverage: Up to 80mbps

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Ask agent



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.