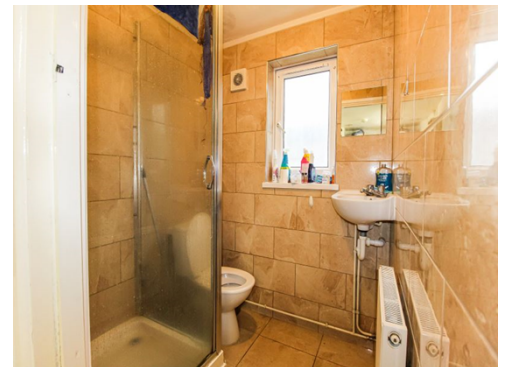


My Student Living

TO LET

Niagara Street , Treforest, Pontypridd, CF37 1BP
£1,800 pcm | Available 01 September 2025 | 5 bedroom



- Furnished
- Great location
- Bills Included
- Two Bathrooms
- Student House Share
- EPC Rating D

**** FIVE BEDROOM STUDENT HOUSE ** AVAILABLE FOR THE 2025/2026 ACADEMIC YEAR ** FULL FURNISHED ****

My Student Living by James Douglas are delighted to offer this spacious five bedroom house share situated within close proximity to the Glyntaff and Treforest Campus. The property includes a large lounge/dining area, large modern kitchen, two modern shower rooms and five bedrooms.

Rent: £1,800.00

Deposit: £1,900.00

Holding Deposit: £413.00

EPC: D

Council Tax Band: C

Building Materials: Brick

Sewerage Supply: Unknown

Broadband Coverage: Ultrafast - 100mbps

Mobile Coverage: No known issues

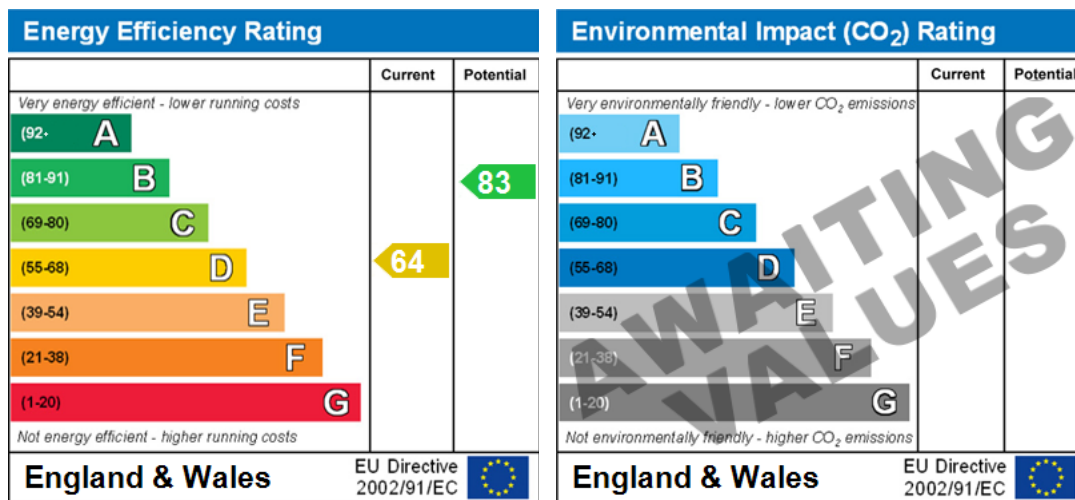
Utility Supplies: Electrical supply & gas central heating

Water Supply: Ask agent

Parking Status: ON STREET NO PERMIT

Building Safety - No known issues

Restrictions - No known restrictions & rights (shared access to gardens or parking restrictions etc)



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.