



Danygraig Street , Graig , Pontypridd, CF37 1NA
£950 pcm | Available 13 February 2025 | 3 bedroom



- **Unfurnished**
- **Central Heating**
- **Downstairs WC**
- **High standard**
- **Beautifully Presented**
- **EPC Rating G**

**** THREE BEDROOM END TERRACE ** AVAILABLE 13TH OF FEBRUARY ** CLOSE TO LOCAL AMENITIES ** NO DEPOSIT OPTION AVAILABLE ****

James Douglas are delighted to offer this light and spacious three bedroom END-TERRACE property. This property offers excellent spacious family accommodation, with a large living room to the front, leading into the generously sized fitted kitchen and downstairs family bathroom.

On the first floor, you will find the master bedroom with its view overlooking the front of the property along with a further two double bedrooms. The ideal home for a family looking for good space close to local amenities.

Monthly Rent: £950.00

Deposit: £1,050.00

Holding Deposit: £218

EPC Rating: D

Council Tax Band: B

Building Materials: Brick

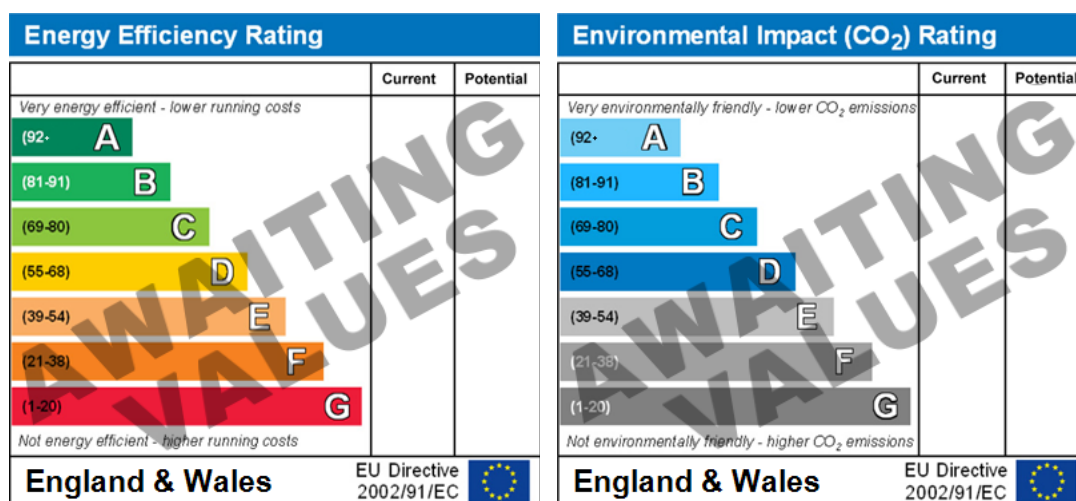
Sewerage Supply: MAINS

Broadband Coverage: Up to 114mbps download speed

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.