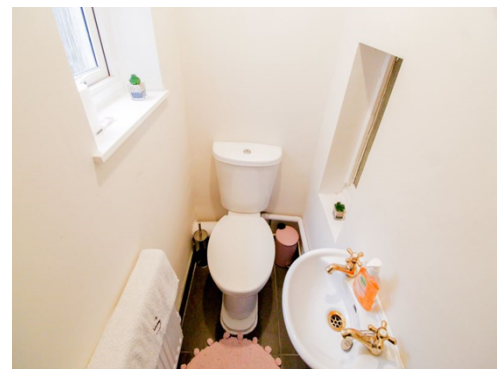
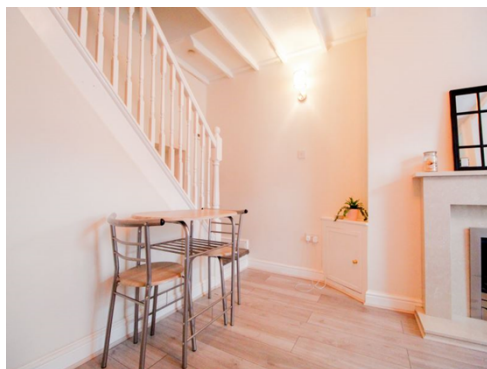




Sion Street , Trallwn, Pontypridd, CF37 4SD
£850 pcm | Available 06 June 2025 | 2 bedroom



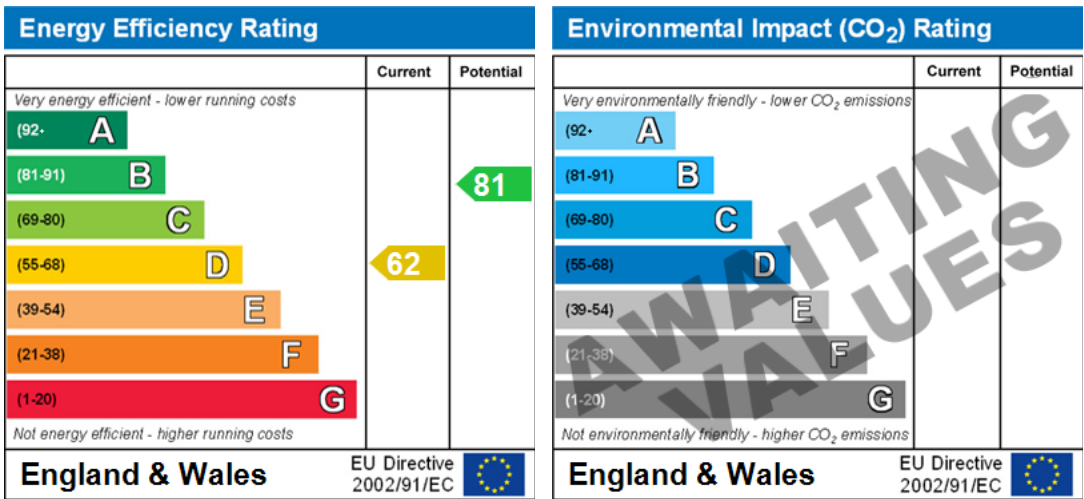
- Unfurnished
- Beautifully Presented
- Town Centre Location
- River Views
- Modern Throughout
- Two Bedrooms
- Downstairs WC
- Great Transport Links
- EPC Rating D

**** TWO BEDROOM HOUSE ** UNFURNISHED **AVAILABLE 6TH JUNE ** CLOSE TO CITY CENTRE **AVAILABLE WITH NO DEPOSIT OPTION ****

James Douglas is delighted to offer this fantastic 2 bed terraced house to rent. Located in the heart of Pontypridd and local amenities. The property itself consists of a large lounge/diner with a fireplace, modern separate kitchen, downstairs W/C and small rear courtyard. The first floor comprises a double and a single bedroom and a modern family bathroom with shower over bath. The house also benefits from on street parking.

Key Details

- Monthly Rent: £850.00
- Deposit: £950.00
- Holding Deposit: £195.00
- EPC Rating: D
- Council Tax Band: B
- Building Materials: Brick
- Sewerage Supply: Mains sewerage
- Broadband Coverage: Openreach 12 Mbps to 1139 Mbps
- Mobile Coverage: No Known issues
- Utility Supplies: Electrical supply & gas central heating



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.