

# My Student Living

## TO LET

Wood Road , Treforest, CF37 1RG

£325 pcm | Available 26 June 2025 | 1 bedroom



- Furnished
- 
- EPC Rating G

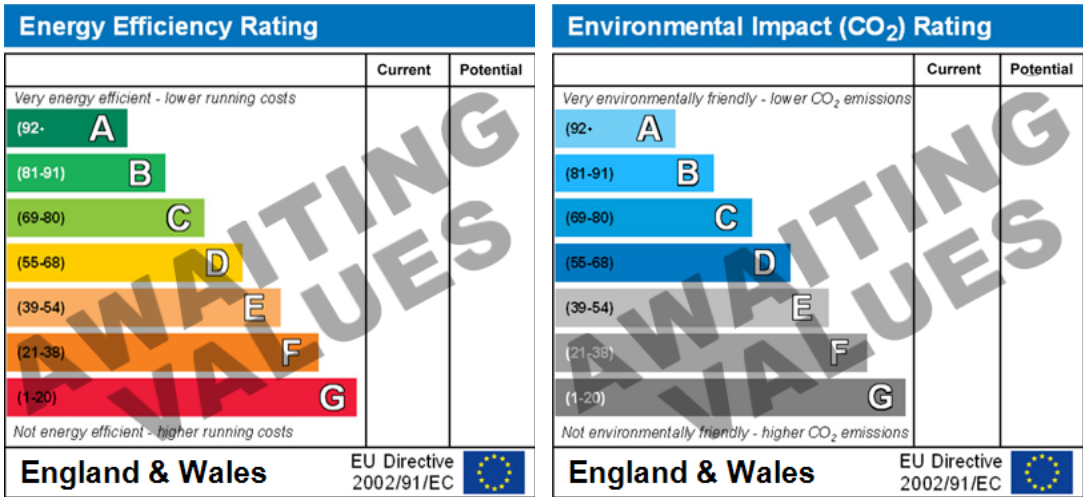
**\*\* AVAILABLE 26TH JUNE 2025 \*\* STUDENT ROOM IN A SHARED HOUSE \*\* FURNISHED \*\*GREAT LOCATION CLOSE TO THE UNIVERSITY \*\***

Description

My Student Living are delighted to offer this fantastic double bedroom within a shared house to rent. The property is in a great location just a 20 minute walk to the university and near many local amenities including train stations and Pontypridd town Centre. The property itself consists of communal lounge, kitchen, bathrooms and five double bedrooms. The house benefits from an enclosed communal garden and parking is on street, permits may be required subject to council application.

Key Details

- Monthly Rent: £325
- Deposit: £425
- Holding Deposit: £74
- EPC Rating: C
- Council Tax Band: C
- Building Materials: BRICK
- Sewerage Supply: MAINS



**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.**