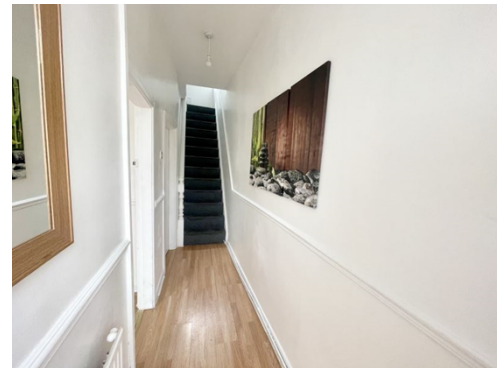




Castle Buildings , Forest Road, Treforest, CF37 1SZ
£1,300 pcm | Available 10 April 2025 | 4 bedroom



- Furnished
-
- EPC Rating G

**** AVAILABLE NOW ** FOUR BEDROOM HOUSE SHARE ** GREAT LOCATION ** STUDENTS OR PROFESSIONALS ****

James Douglas are delighted to offer this modern four bedroom house share in Treforest. The property is in a fantastic location being only a few minutes walk from the University campus and public transport links for easy commuting, ideal for a group of students or professionals. The house comes fully furnished and consists of shared large lounge area, modern kitchen and bathroom and one double bedroom on the ground floor and the further three double bedrooms on the first floor, the property also benefits from an enclosed rear yard.

On street parking available, permits may be required in areas (subject to council application).

Key Details

Monthly Rent: £1300

Deposit - £1400

Holding Deposit - £298

EPC -C

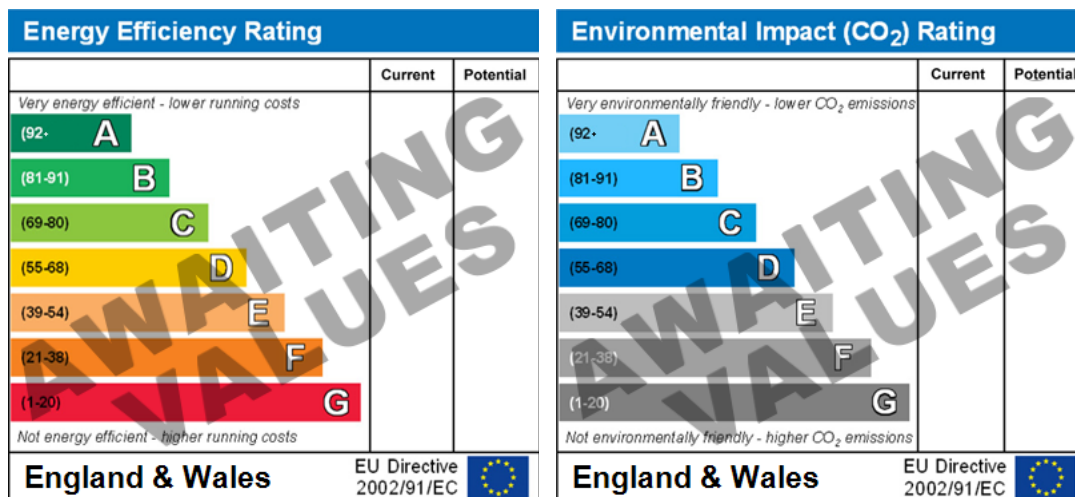
Council Tax Band: C

Building Materials: Unknown

Sewerage Supply: Mains Sewerage

Broadband Coverage: Virgin Media & Openreach - Standard to Ultrafast speeds available

Mobile Coverage: Some known issues listed with some networks



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.