



Cardiff Road , Troedyrhiw, Merthyr Tydfil, CF48 4LB  
£425 pcm | Available Now | 1 bedroom



- Furnished
- 
- EPC Rating  
[[EPCImages.EERImage.CurrentAsLetter]]

**\*\* DOUBLE ROOM IN A HOUSE SHARE \*\* BILLS INCLUDED \*\* GREAT LOCATION \*\* FULLY FURNISHED \*\***

## Description

James Douglas are delighted to offer this fantastic double room in a seven bedroom house share, in Merthyr Tydfil to rent. The property is situated in the popular village of Troedyrhiw, with plenty of local amenities and just a few minutes walk to the train station. The property itself consists of seven bedrooms, two kitchens and three bathrooms. The house also benefits from a communal rear garden and on street parking (no permits required).

## Key Details

Monthly Rent: £425

Deposit: £525

Holding Deposit: £97

EPC Rating: D

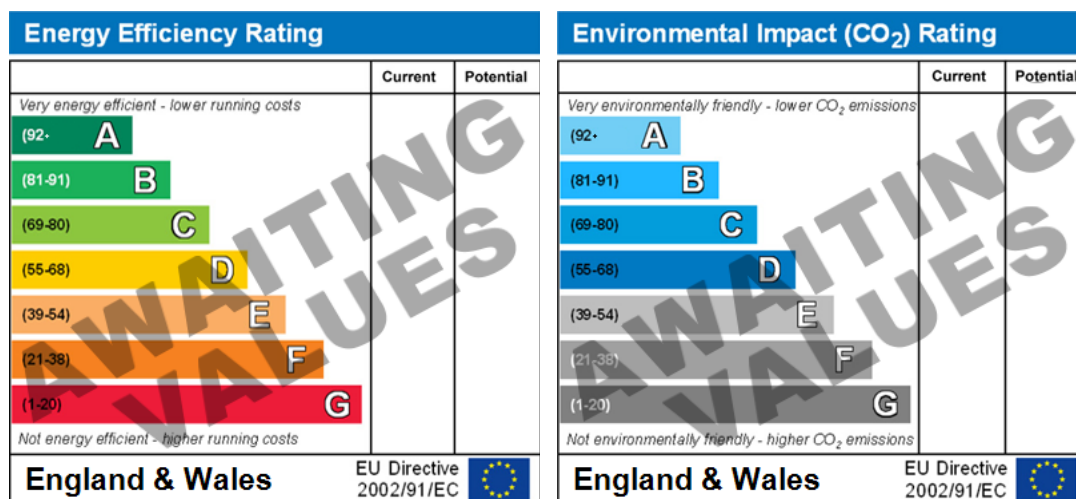
Council Tax Band: B

Building Materials:

Sewerage Supply: MAINS

Broadband Coverage: Standard to Superfast available (18mbps - 72 mbps)

Mobile Coverage: No known issues



### 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.**