



Pentrebane Drive , St Fagans, Cardiff, CF5 3DR
£650 pcm | Available Now | 1 bedroom



- **Furnished**
-
- **EPC Rating G**

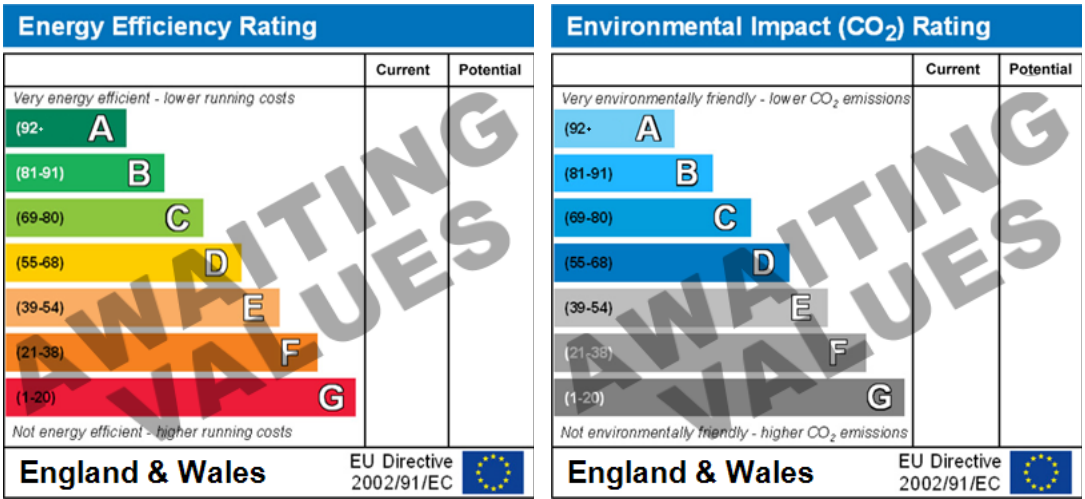
**** AVAILABLE NOW ** ONE DOUBLE ROOM AVAILABLE WITH LIVE IN LANDLORD** FULLY FURNISHED ROOM ** OFF ROAD PARKING ** ALL BILLS INCLUDED ****

James Douglas are delighted to offer this fantastic double bedroom in a house share, with a live in landlord, located on Pentrebane Drive, St Fagans, Cardiff available to rent. This property is in a fantastic location with fantastic views, walking trails and amenities nearby. This property is situated just an 8 minute drive to Radyr train station, and just a short. This property benefits from exclusive use of a bathroom, located on the first floor of a beautiful new build property. Facilities such as kitchen, garden and reception rooms will have shared access with the live in landlord. The property further benefits from off road parking, a generous garage for storage and a large rear garden.

This room is let inclusive of all bills (Council tax, water, gas, electric, broadband) and also an additional benefit of a professional cleaner. (Subject to fair usage)

Key Details

Monthly Rent: £650.00
Deposit: £750.00
Holding Deposit: £149.00
EPC Rating: B



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.