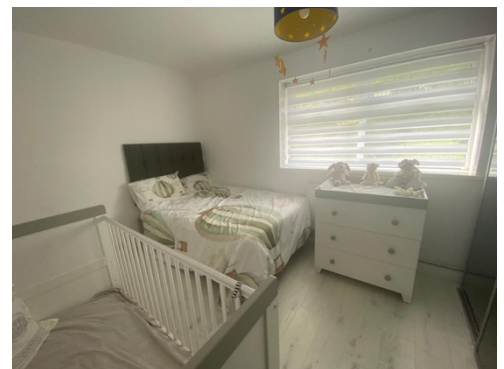
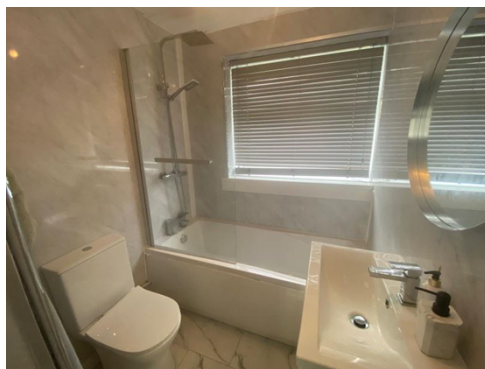




Brynteg Avenue , Pontllanfraith, Blackwood, NP12 2BY
£1,250 pcm | Available Now | 3 bedroom



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

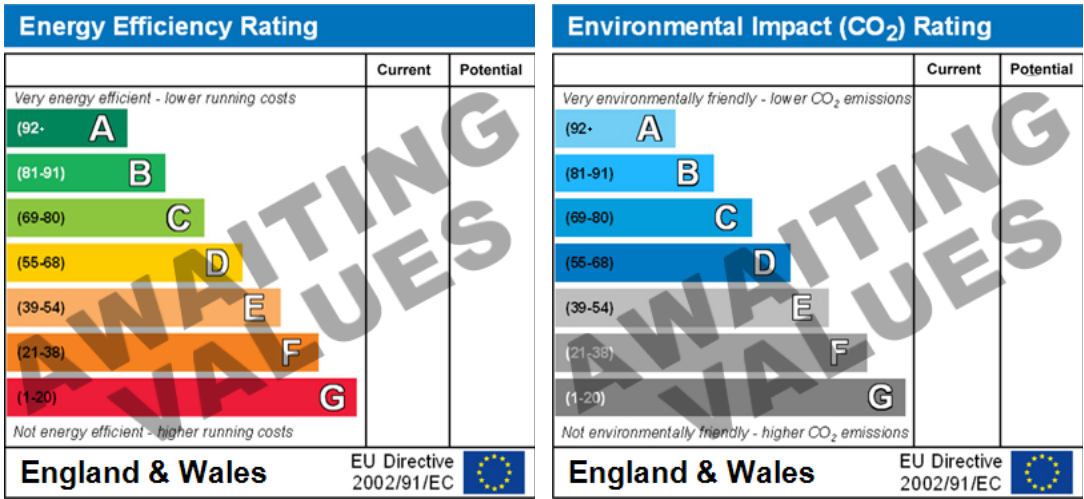
**** AVAILABLE NOW ** THREE BEDROOM SEMI DETACHED HOUSE ** FURNISHED ** OFF ROAD PARKING ** MODERN THROUGHOUT ****

James Douglas are delighted to offer this fantastic three bedroom semi detached house to rent in Pontllanfraith, Blackwood. The property is conveniently located just a 2-3 minute walk from the GP surgery and bus stop, with regular services to Pontypridd and Cardiff. It is also within walking distance to Blackwood town centre which has the addition of many other amenities. The property itself consists of large lounge/dining room, generous modern kitchen and w/c on the ground floor, three bedrooms (Two double and one generous single bedroom) and family bathroom on the first floor. This house also benefits from large enclosed front and rear gardens and a drive for one vehicle to park off road.

This property is ideal for university student or professional family.

Key Details

- Monthly Rent: £1250
- Deposit: £1350
- Holding Deposit: £287
- EPC Rating: D
- Council Tax Band: B
- Building Materials: Brick



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.