



Ty Coch Road , Cardiff, CF5 4FY
£1,100 pcm | Available 08 September 2025 | 2 bedroom



- **Unfurnished**
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- **EPC Rating G**

****2 BEDROOMS**AVAILABLE NOW**NEWLY RENNOVATED****

James Douglas are delighted to offer this newly renovated 2 bedroom semi-detached house to rent. The property is situated in a fantastic location and is surrounded by plenty of local amenities and transport links. The property itself consists of 2 double bedrooms, a newly renovated bathroom, a kitchen/dining area as well as a newly renovated living area. The property also boasts off road private parking and an enclosed rear garden.

Monthly Rent: £1100.00

Deposit: £1200.00

Holding Deposit: £252.00

EPC Rating: C

Council Tax Band: B

Building Materials: Brick

Sewerage Supply: Ask Agent

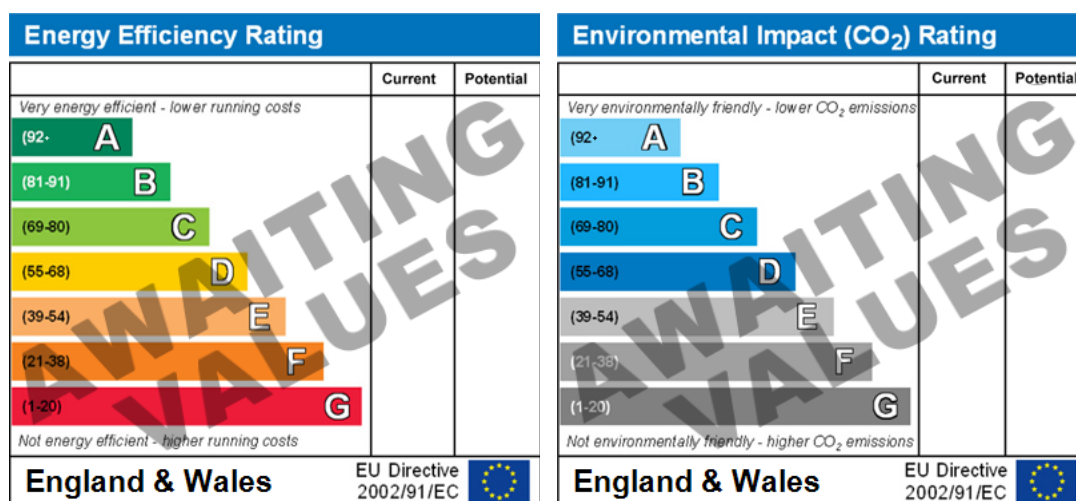
Broadband Coverage(Internet is NOT included) : Openreach and virgin media are the recommended providers of which have download speeds up to 1800 Mbps and upload speeds of up to 220 Mbps

Mobile Coverage: 5G is predicted to be available in this area with most major network providers

Utility Supplies: Electrical supply & gas central heating

Water Supply: Ask Agent

Parking Status: Off street parking



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.