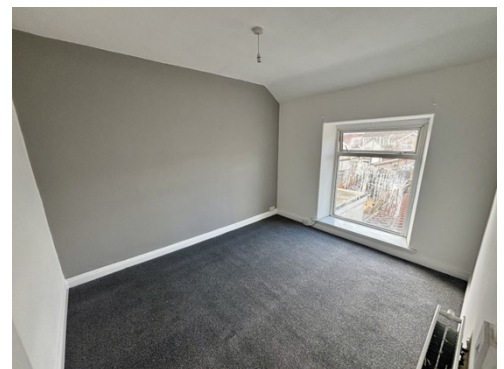




**Brynglas Street , Pen-Y-Darren, Merthyr Tydfil, CF47 9UT**  
**£775 pcm | Available Now | 2 bedroom**



- **Furnished**
- **Two Bedrooms**
- **Beautifully Presented**
- **Close to local amenities**
- **Fantastic Location**
- **EPC Rating G**

**\*\* TWO BEDROOM \*\* UNFURNISHED \*\* AVAILABLE NOW \*\* GREAT LOCATION \*\* AVAILABLE WITH NO DEPOSIT OPTION \*\***

## Description

James Douglas are delighted to offer this fantastic two bedroom terraced house in Merthyr Tydfil to rent. Great location with easy access to public transport links and many amenities such as shops and schools. The property itself consists of open plan lounge/dining room, kitchen to the ground floor and two double bedrooms and bathroom on the first floor. The house also benefits from an enclosed rear garden and on street parking (no permit required).

## Key Details

Monthly Rent: £775

Deposit: £875

Holding Deposit: £178

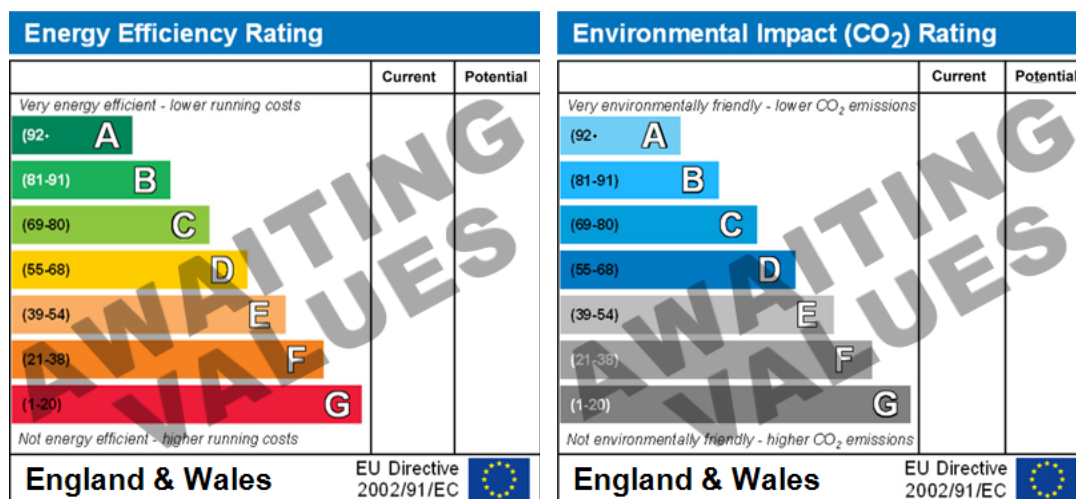
EPC Rating: D

Council Tax Band: B

Sewerage Supply: Mains Sewerage

Utility Supplies: Electrical supply & gas central heating

Parking Status: On Street no permit



### 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.**