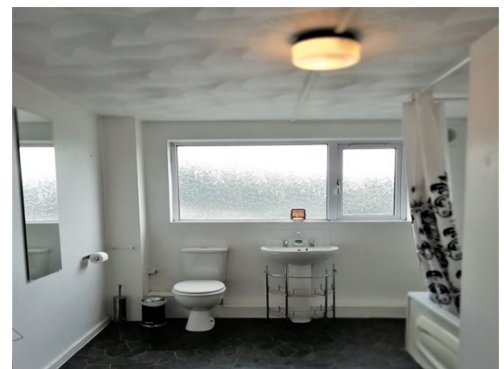
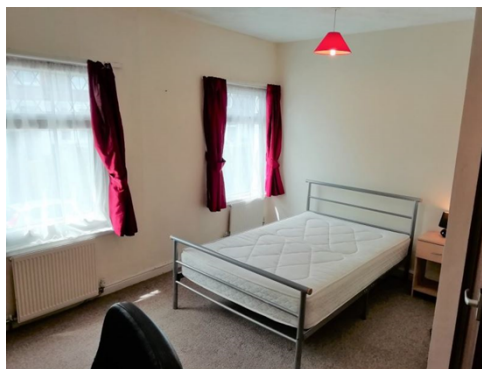


My Student Living

TO LET

Kingsland Terrace , Treforest, CF37 1RX
£875 pcm | Available 01 July 2026 | 2 bedroom



- Furnished
- Garden
- Within Close Proximity to USW
- Fully Furnished
- Great Location
- EPC Rating G

**** AVAILABLE JULY 2026 FOR 2026 / 2027 ACADEMIC YEAR *** FANTASTIC LOCATION ****

My Student Living are delighted to market this modern two bedroom student property on Kingsland Terrace in Treforest! Both bedrooms have 4ft Double Beds. The Kitchen is fully equipped with Washer Dryer, Fridge/Freezer, Oven, Hob and Microwave and has a Large upstairs bathroom has a bath with over-bath shower. The property also boasts Double Glazing and Gas Central Heating throughout with Combi Boiler aswell as a rear garden.

Monthly Rent: £875.00

Deposit: £975.00

Holding Deposit: £201.00

EPC Rating: C

Council Tax Band:C

Building Materials: Brick

Sewerage Supply: Ask agent

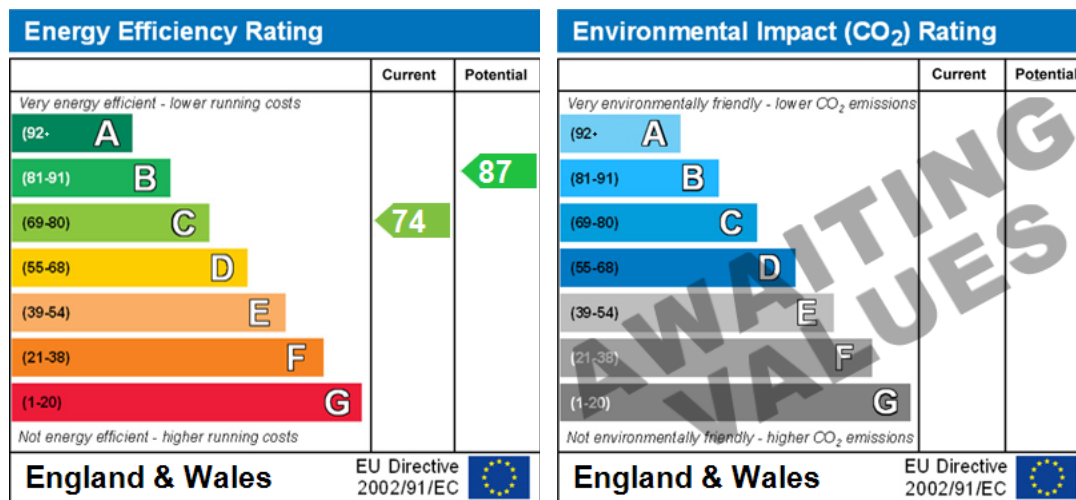
Broadband Coverage(Internet is NOT included in the rent): Virgin Media & Openreach is the suggested provider with up to 1000Mbps download speed and 100 Mbps upload speed

Mobile Coverage: No known issues, 5G is predicted to be available in this area with some known providers

Utility Supplies: Electrical supply & gas central heating

Water Supply: Ask Agent

Parking Status: limited on 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.