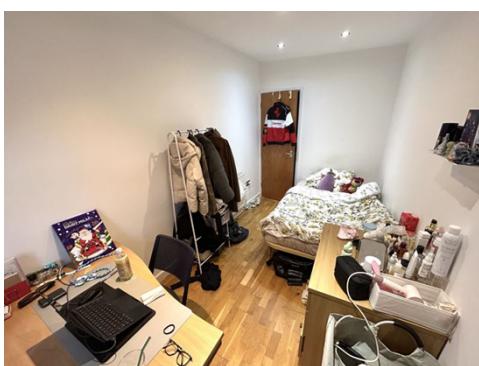
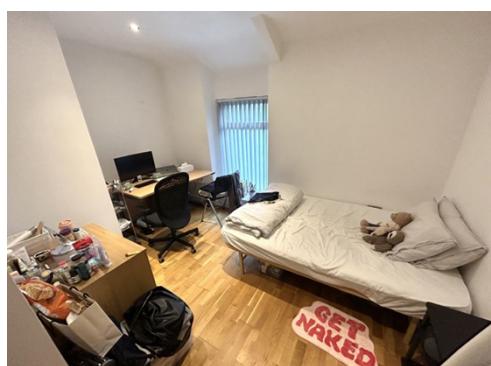


# My Student Living

TO LET

Treforest, Pontypridd, CF37 1RH

£1,300 pcm | Available 01 September 2026 | 3 bedroom



- Furnished
- 
- EPC Rating G

My Student Living are very pleased to offer this THREE bedroom house-share located close to the university of south wales and Treforest train station. This property comprises of THREE DOUBLE bedrooms, a spacious lounge, a modern kitchen, and a large downstairs bathroom with a shower.

The property is a 5-minute walk from the USW Treforest campus and is also very close to local shops, train, and bus routes.

Monthly Rent: £1,300.00

Deposit: £1,400.00

Holding Deposit: £298.00

EPC Rating: D

Council Tax Band: B

Building Materials: Unknown

Sewerage Supply: MAINS

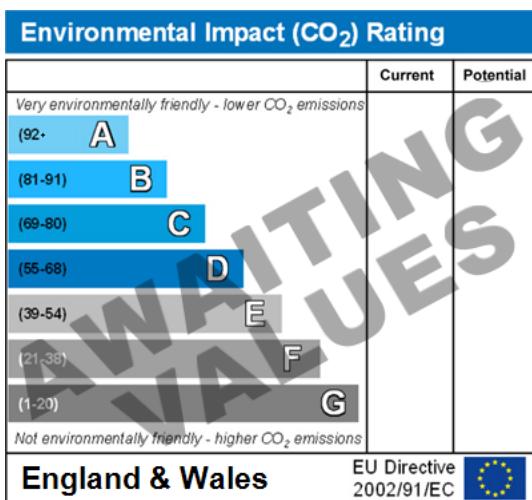
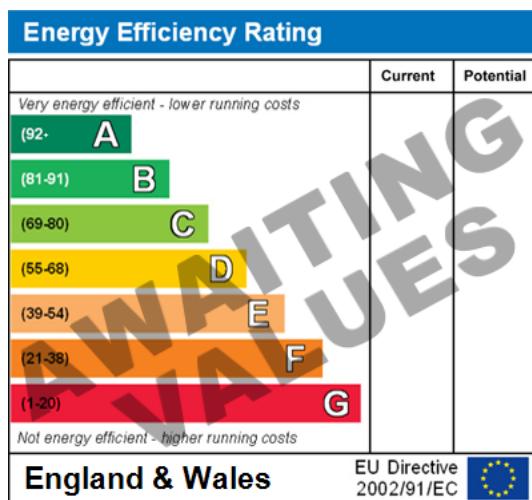
Broadband Coverage(Internet is NOT included unless otherwise stated in the description) Up tp 100mbps upload speed

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: METER

Parking Status: ON STREET 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 Propertmark 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.