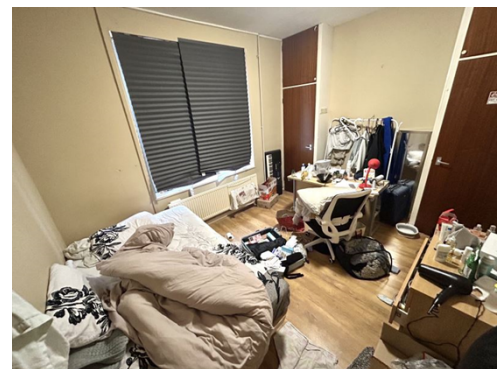


# My Student Living

## TO LET

Queen Street , Treforest, CF37 1RW

£1,600 pcm | Available 21 August 2026 | 5 bedroom



- Furnished
- Student House Share
- Fully Furnished
- Close to local amenities
- On Street Permit Parking
- EPC Rating G

**\*\* FIVE BEDROOM STUDENT HOUSE SHARE \*\* AVAILABLE FROM AUGUST 21ST 2026 \*\* FURNISHED \*\* CLOSE PROXIMITY TO UNIVERSITY OF SOUTH WALES \*\***

My Student Living are delighted to offer this fantastic FIVE bedroom student house to rent. The property is situated within close proximity to the university campus, public transport and many other amenities. The property itself consists of a large living room, double bedrooms, kitchen, 1 bathroom on the ground floor and 1 toilet on the first floor. The house also benefits from an enclosed rear garden and permitted on street parking, subject to council approval.

Monthly Rent: £1,600.00

Deposit: £1,700.00

Holding Deposit: £367.00

EPC Rating: D

Council Tax Band: C (EXEMPT AS STUDENTS WITH EXEMPTION LETTER)

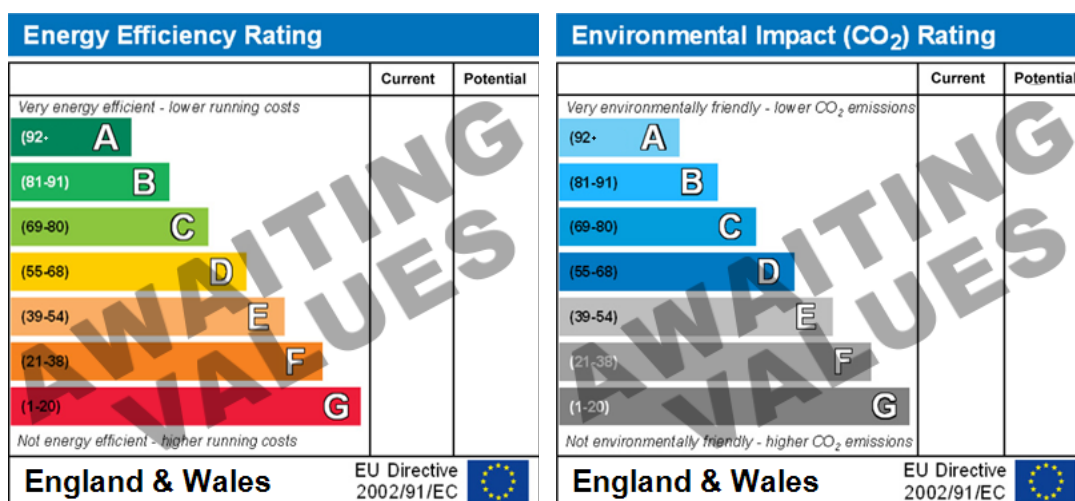
Building Materials: Brick

Sewerage Supply: Mains

Broadband Coverage: Openreach and VirginMedia are the suggested providers with download speeds up to 1800Mbps and upload speeds up to 220Mbps

Mobile Coverage: Signal issues may arise with certain providers

Utility Supplies: Electrical supply & gas central heating



**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.**