



**Heol Gruffydd , Pontypridd, CF37 5PX**  
**£825 pcm | Available 24 July 2026 | 1 bedroom**



- **Part Furnished**
- **One Bedroom Apartment**
- **Balcony**
- **Double Bed**
- **Allocated Parking**
- **EPC Rating G**

**\*\*AVAILABLE 24TH JULY\*\*ONE BEDROOM APARTMENT\*\*PART-FURNISHED\*\***

James Douglas are delighted to present this part furnished, first floor apartment to rent. The property is situated on the Heol Gruffydd estate in Pontypridd and is surrounded by plenty of local ammeneties aswell as local transport links. The property boasts an unfurnished open plan living kitchen area with sliding orders on to the BALCONY, a bathroom and double bedroom which comes with a DOUBLE BED and BUILT IN WARDROBE. Allocated permit parking is available subject to a £5 monthly charge to the designated block management company.

Monthly Rent: £825.00

Deposit: £925.00

Holding Deposit: £189.00

EPC Rating: C

Council Tax Band: B

Building Materials: Brick

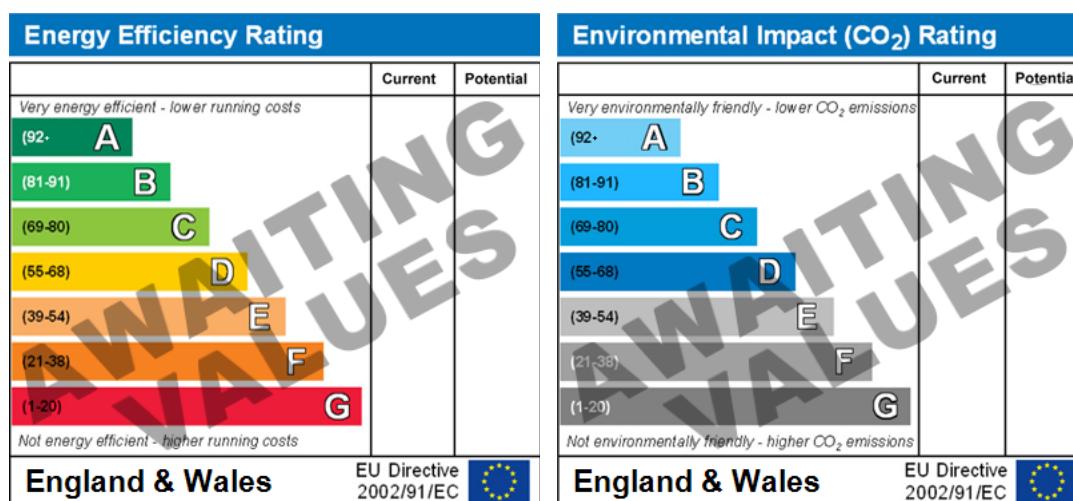
Sewerage Supply: Ask Agent

Broadband Coverage: Openreach is the suggested provider with download speed up to 80Mbps and upload speed up to 20Mbps

Mobile Coverage: Most major network providers are predicted to be able to provide 5G in this area

Utility Supplies: Electrical Supply

Water Supply: Ask agent



**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.**