

# My Student Living

## TO LET

Birchwood Avenue , Treforest, Pontypridd, CF37 1TZ  
£350 pcm | Available 07 September 2026 | 4 bedroom



- Furnished
- 
- EPC Rating G

**\*\* AVAILABLE 7TH OF SEPTEMBER \*\* DOUBLE ROOM IN A STUDENT HOUSE SHARE \*\* WALKING DISTANCE TO UNIVERSITY OF SOUTH WALES \*\* FULLY FURNISHED \*\* NO DEPOSIT OPTION AVAILABLE \*\***

My Student Living are delighted to offer a double bedroom in this four bedroom student property on Birchwood Avenue in Treforest. The property is located just a 5 minute walk from the university and Treforest train station for easy commuting, the local area has a range of shops and restaurants and plenty of other amenities. The property itself consists of communal lounge, generous kitchen and bathroom and one of the double bedrooms on the ground floor. On the first floor are two more double bedrooms and a single bedroom. The house further benefits from a low maintenance rear garden, and parking is available on street. The property is offered fully furnished.

Rent: £350

Deposit: £450

Holding Deposit: £80

EPC Rating: D

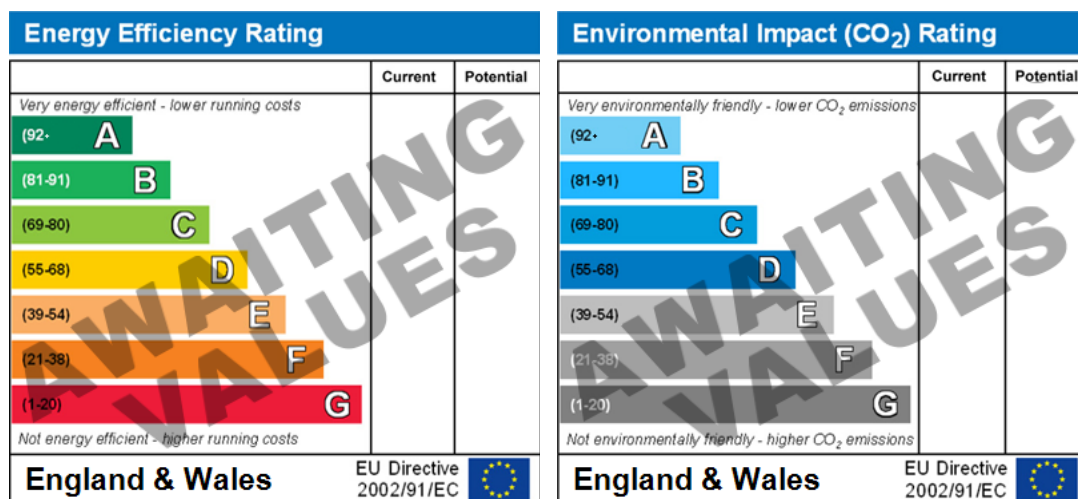
Council Tax Band: C

## Building Materials: Brick

## Sewerage Supply: MAINS

Broadband Coverage: Up to 41mbps

Mobile Coverage: No known issues



### **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.**