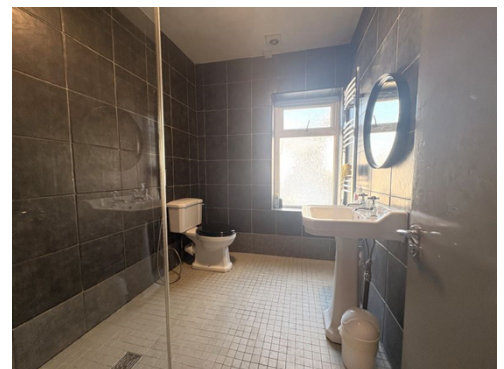




**Delfan , Pontypridd, Old Park Terrace, CF37 1TH**  
**£425 pcm | Available Now | 1 bedroom**



- **Furnished**
- **House share**
- **Rear Courtyard**
- **All Double Bedrooms**
- **Fully Furnished**
- **EPC Rating G**

**\*\*AVAILABLE NOW\*\*DOUBLE BEDROOM\*\*BILLS INCLUDED\*\***

James Douglas are delighted to present 1 of 6 double bedrooms in this semi-detached house to rent. The property is situated in Treforest, Pontypridd and is surrounded by plenty of local amenities as well as a short walk to Treforest train station. The room will boast a double bed and wardrobe and has access to the communal living room, dining room and kitchen. The property also benefits from having 2 wet rooms on the first floor and private yard at the back and garden at the front. Parking is also available subject to council approval on a permit.

Monthly Rent: £425.00

Deposit: £525.00

Holding Deposit: £97.00

EPC Rating: C

Council Tax Band: D

Building Materials: Brick

Sewerage Supply: Ask Agent

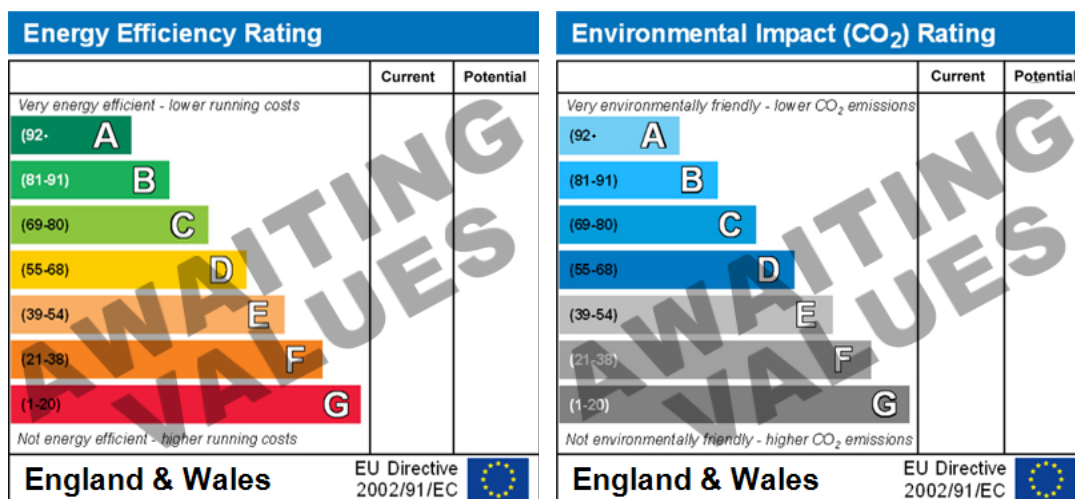
Broadband Coverage: Broadband is included in the advertised price

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

Utility Supplies: Electrical Supply & Gas Central heating

Water Supply: Ask agent

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 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.**