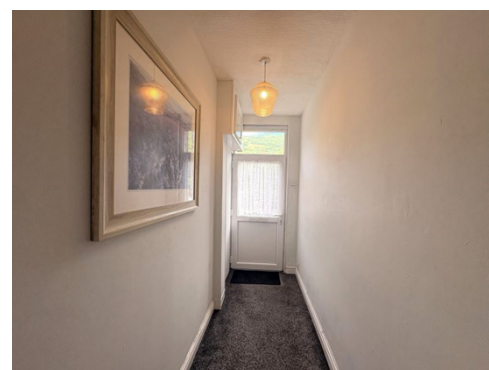




**Aberllechau Road , Porth, CF39 0PB**  
**£875 pcm | Available Now | 3 bedroom**



- **Furnished**
- **Three Bedrooms**
- **On Street Parking**
- **Fully Furnished**
- **High standard**
- **Fantastic Location**
- **EPC Rating G**

**\*\*AVAILABLE NOW\*\*THREE BEDROOM HOUSE\*\*FANTASTIC LOCATION\*\***

James Douglas are delighted to present this 3 bedroom mid-terraced furnished property in Wattston, Porth. The property is situated on Aberllechau Road in Porth and is only a short distance into the town centre as well as Pontypridd which is full of local amenities and has access to Pontypridd train station. The property boasts 2 double bedrooms, 1 single bedroom, a separate lounge, kitchen, diner and a downstairs bathroom. On street non-permit parking is also available.

Monthly Rent: £875.00

Deposit: £975.00

Holding Deposit: £201.00

EPC Rating: D

Council Tax Band: A

Building Materials: Brick

Sewerage Supply: Ask Agent

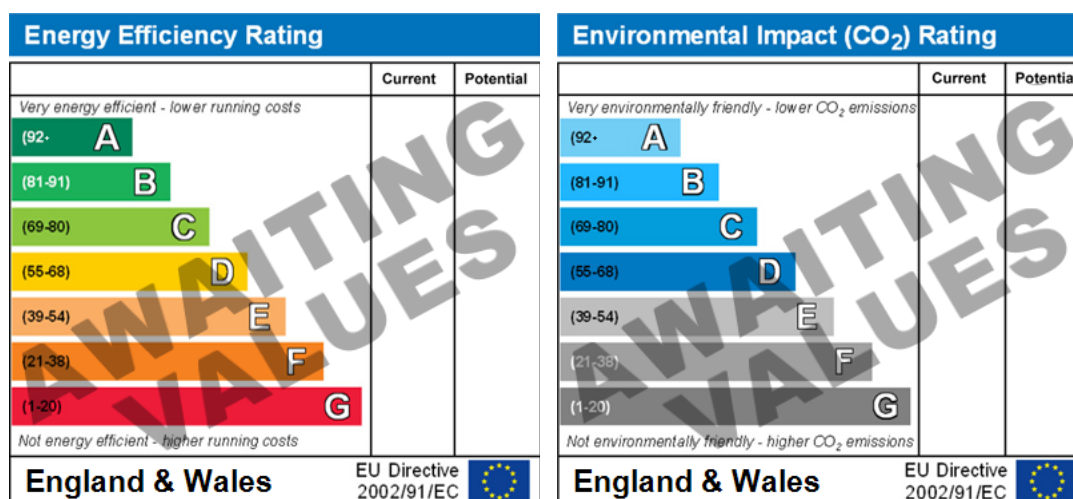
Broadband Coverage: Openreach is the suggested providers with download speeds up to 80MBPS and upload speeds up to 20Mbps

Mobile Coverage: Some issues with 5G with some major network providers

Utility Supplies: Electrical Supply & gas central heating

Water Supply: Ask agent

Parking Status: On street non-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.**