



**Muriel Terrace , Dowlais, Merthyr, CF48 3PB**  
**£725 pcm | Available Now | 2 bedroom**



- **Furnished**
- **Two Bedrooms**
- **Unfurnished**
- **Fantastic Location**
- **Central Heating**
- **EPC Rating G**

**\*\* AVAILABLE NOW \*\* TWO BEDROOM HOUSE \*\* UNFURNISHED \*\* GREAT LOCATION \*\***

James Douglas are delighted to offer this three bedroom mid terrace house in Dowlais, Merthyr Tydfil to rent. The property is in a fantastic location being only a short distance from the town centre. The property itself consists of a large open living room, fitted kitchen, two bedrooms, and a bathroom with bath and shower. The house also benefits from an enclosed rear garden. On street parking available.

#### Key Details

Monthly Rent: £725

Deposit - £825

Holding Deposit - £166

EPC - D

Council Tax Band: A

Building Materials: Unknown

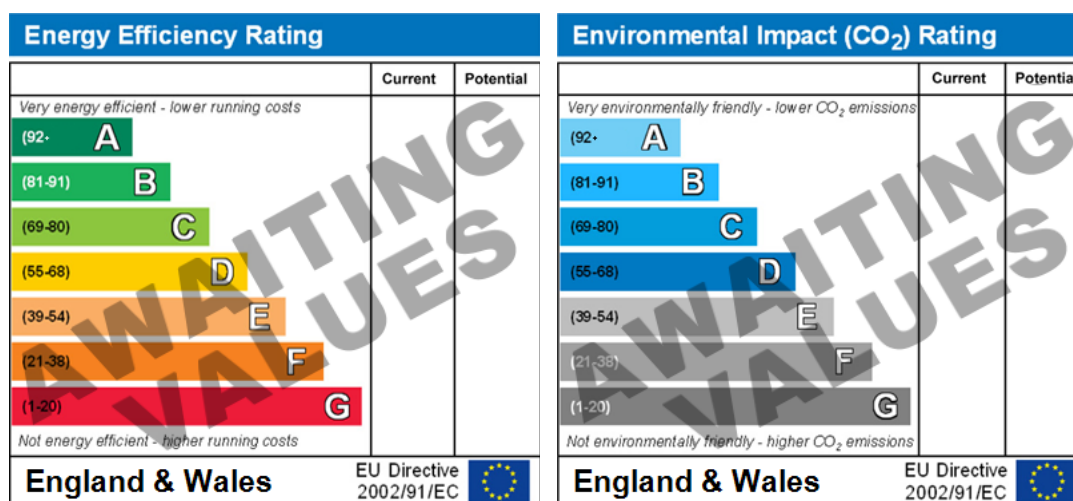
Sewerage Supply: Mains Sewerage

Broadband Coverage: Openreach - Standard to Ultrafast speeds available

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Unknown if it is metered or unmetered



#### 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.**