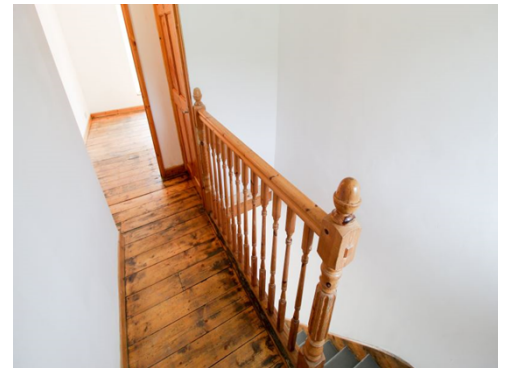




Abercynon Road , Mountain Ash, Rhondda Cynon Taf, CF45 4LU
£800 pcm | Available 13 July 2026 | 3 bedroom



- **Unfurnished**
- **Three Bedrooms**
- **Unfurnished**
- **Enclosed Rear Garden**
- **Council Tax Band - B**
- **Modern Kitchen with Integrated Appliances**
- **Beautiful Views**
- **EPC Rating C**

**** THREE BEDROOM HOUSE ** UNFURNISHED ** AVAILABLE MID JULY ****

James Douglas are delighted to offer this fantastic three storey, three bedroom house on Abercynon Road. You enter the property on the ground floor that comprises of a large living room, with lovely natural wooden floors and incredible mountain views. Downstairs you will find a high standard fitted kitchen with an amazing dual fuel rangemaster oven, slate tile flooring, a large storage room and a bathroom with separate free standing bath and shower. On the first floor you will find three good sized bedrooms. The property further benefits from a large rear garden, with rear access and a good sized storage shed, an enclosed porch with separate door at front of house.

The Landlord of this property has gone the extra mile to ensure the house is ready for tenants to move in and has included, an external tap and retractable wall-mounted garden hose, a retractable wall-mounted duo reel washing line and a floodlight in back garden, space/ plumbing/ electrics for washing machine, drier, and dishwasher in the kitchen and an aerial point in the living room.

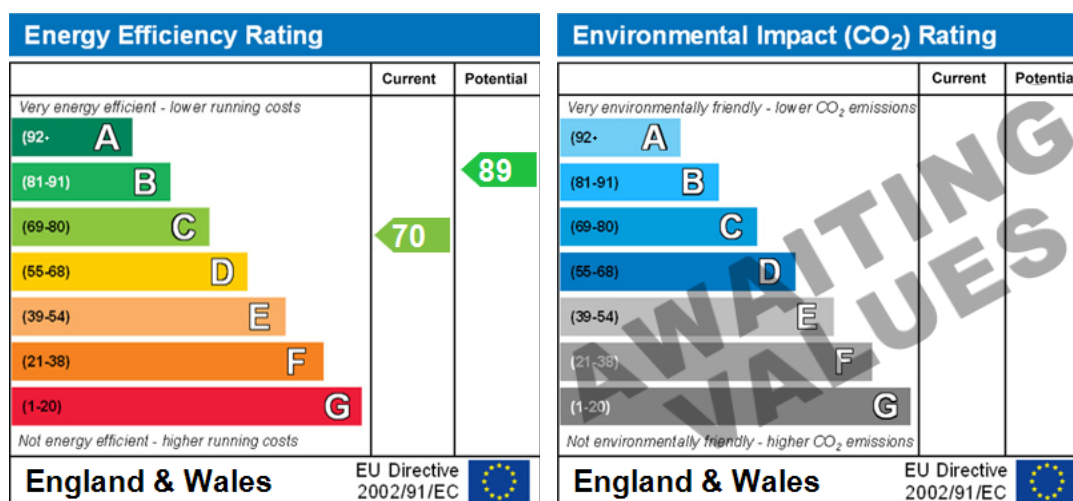
Rent: £800

Deposit: £900

Holding Deposit: £183

EPC - C

Council Tax Band - B



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.