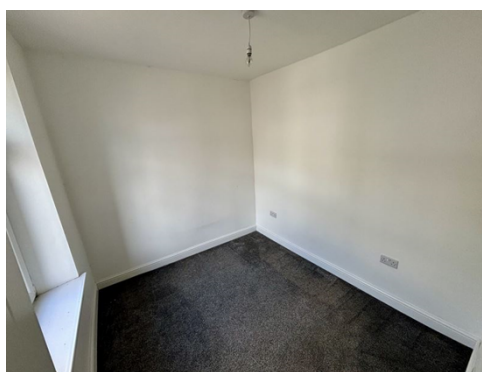




**Glanaman Road , Cwmaman, Aberdare, CF44 6LA**  
**£750 pcm | Available Now | 3 bedroom**



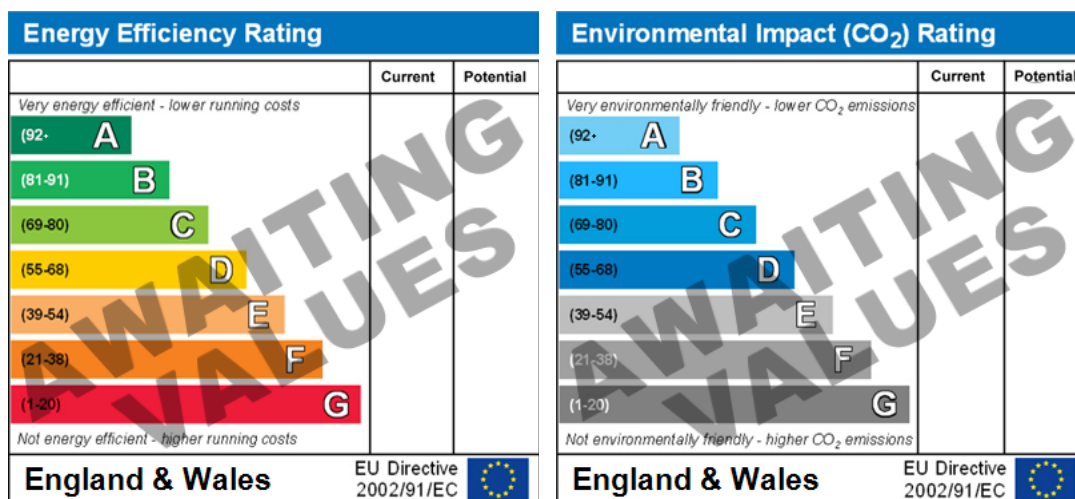
- **Unfurnished**
- **Three Bedrooms**
- **Unfurnished**
- **Central Heating**
- **Fantastic Location**
- **EPC Rating G**

**\*\*THREE BEDROOM HOUSE\*\* UNFURNISHED \*\*AVAILABLE NOW\*\* AVAILABLE WITH DEPOSIT FREE OPTION \*\***

James Douglas are delighted to offer this fantastic three bedroom terraced house to rent in Cwmaman. The property itself consists of a large open plan living room/kitchen, downstairs bathroom with bath & shower, two double bedrooms and a good sized single bedroom. The house also benefits from a rear garden and garage for storage purposes only.

**Key Details**

- Monthly Rent: £750
- Deposit: £850
- Holding Deposit: £172
- EPC Rating: D
- Council Tax Band: A
- Sewerage Supply: Mains Sewerage
- Broadband Coverage: Ultra Fast speeds available
- Mobile Coverage: No known issues
- Utility Supplies: Electrical supply & gas central heating
- Water Supply: Unknown if metered or unmetered
- Parking Status: On street, no permit
- Restrictions - No known restrictions



**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.**