



**Pencerrig Street , Graigwen, Pontypridd, CF37 2HS**  
**£900 pcm | Available Now | 3 bedroom**



- **Unfurnished**
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- **EPC Rating G**

**\*\* AVAILABLE NOW \*\* THREE BEDROOM HOUSE \*\* UNFURNISHED \*\* GREAT LOCATION CLOSE TO THE TOWN \*\***

James Douglas are delighted to offer this fantastic three bedroom terrace house to rent. Property is located in a great location just a short walk into Pontypridd town Centre, and train/bus stations. The property itself consists of large open plan lounge/dining room, generous modern kitchen on the ground floor, three bedrooms and family bathroom on the first floor. This house also benefits from an enclosed rear garden and on street permitted parking.

#### Key Details

Monthly Rent: £925.00

Deposit: £1,025.00

Holding Deposit: £212.00

EPC Rating: D

Council Tax Band: B

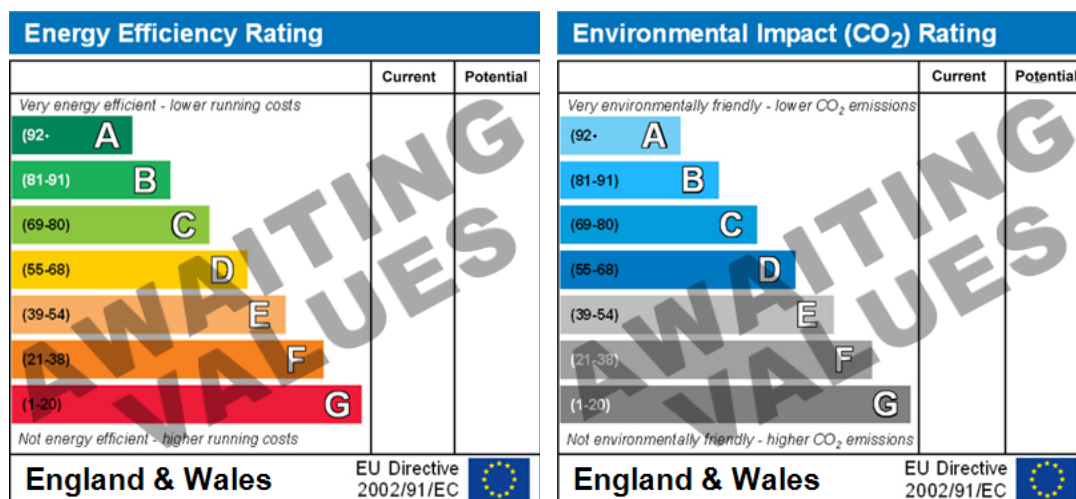
Building Materials: Brick

Sewerage Supply: Mains

Broadband Coverage: Internet is NOT included unless otherwise stated in the description): Standard to Ultrafast speeds available

Mobile Coverage: Some issues may arise with certain providers

Utility Supplies: Electrical supply by OVO Energy & gas central heating supply by OVO Energy



#### 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.**