



## Wood Road

Treforest  
CF37 1RG

**Rent: £425 pcm**

Room in 1 bedroom House Share available  
16 August 2023  
Holding Deposit and Permitted Payments

More Apply



- \* Furnished
- \* Microwave
- \* Tumble Dryer
- \* Double Glazed

- \* Fridge Freezer
- \* Washing Machine
- \* Central Heating
- \* Rooms with Double Beds

- \* Phone/Internet Point

## Situation

\*\* Professional House share - Landlord will pay the Gas, Electricity, Water, WIFI & Council Tax for the Property - TWO BATHROOMS \*\*  
One double bedroom within a four bedroom property in Treforest has a spacious entrance hallway, good size living room, a large fully fitted kitchen, downstairs shower room with separate toilet, family bathroom on the first floor of the property with bath, separate shower and WC. The property also has a rear patio great for BBQ in the summer and it is less than 10 minutes walk from University. Council Tax band - C

## Accommodation

First floor bathroom

First floor front left

Garden

Ground floor bathroom

Hall, Stairs and Landing

Kitchen

Lounge

All measurements are approximate.

## Further Information

The deposit required is £531.25

The landlord has requested to include Landlord will pay the Gas, Electricity, Water, WIFI for the Property, No smoking in the property, The landlord agrees that the tenant can keep their bicycle in the hallway, downstairs, near the window and that it must not obstruct the entrance/exit., There will be regular cleaning of the communal areas. The tenants will be notified when the cleaner is due to attend.

The bills included in the rent are Council Tax / Rates, Electricity, Gas and Water

The landlord is willing to rent this home to Employed, Self Employed, Student

The landlord is willing to rent the property for a minimum of 10 Months and a maximum of 12 Months

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Pinnacle Property (Cardiff) Ltd, 2023. Pinnacle Property (Cardiff) Ltd Registered in England and Wales No. 3355056