



## Park Street

Treforest  
Pontypridd  
Mid Glamorgan  
CF37 1SN

**Rent: £750 pcm**

2 bedroom House available 08 July 2024  
Holding Deposit and Permitted Payments  
May Apply



- \* Furnished
- \* Central Heating
- \* Tumble Dryer
- \* Fridge Freezer

- \* Central Heating
- \* Rooms with Double Beds
- \* Double Glazing
- \* Broadband Available

Connect

**Situation**

House available July 8th 2024 This large two bedroom house in Treforest comprises a very good sized living room with separate dining room, fully fitted kitchen, washing machine, family bathroom, two double bedrooms and a rear garden. The property has been decorated to a very high standard, The property is situated close to University, all local amenities and the A470 for easy access to Cardiff. The property also has a burglar alarm installed. You must have a UK homeowner guarantor to rent this property either be earning over £23k per year or be a full-time student. To register your interest for a viewing please use the 'Request Details' on Rightmove. Council Tax band - B

Hall, Stairs and Landing

Kitchen/Utility

Living Room

All measurements are approximate.

**Further Information**

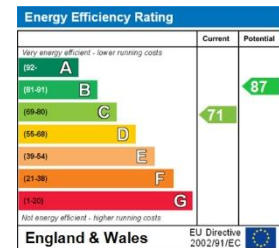
The deposit required is £937.50

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

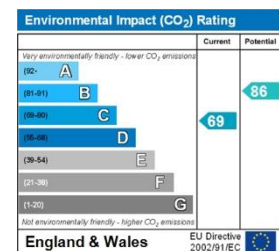
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

**Energy Performance Certificates**

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

**Accommodation**

Bathroom

First Floor Front

First Floor Rear

Garden

**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, 2024. Pinnacle Property (Cardiff) Ltd Registered in England and Wales No. 3355056