



**Wood Road, Treforest, Pontypridd, CF37 1RQ**

**£150,000**



- Low Maintenance Rear Garden
- Close To Local Amenities
- South-West Facing
- Four Double Bedrooms
- HMO Licensed
- No Onward Chain
- Walking Distance To Train Station
- Unstairs

# Description...

James Douglas are delighted to welcome this four double bedroom terrace HMO property onto the market. Set in the popular student location Wood Road, Treforest. The perfect investment for any HMO landlord. In brief terms the accommodation comprises of an entrance hallway, living room, one double bedroom and kitchen/diner on the ground floor. Upstairs there are three double bedrooms and a bathroom. Mains gas fired central heating and double glazed windows throughout. An decent sized plot with low maintenance rear garden space. EPC - E potential B. Council tax band D.

**\*\*VIDEO TOUR AVAILABLE\*\***

**\*\*HMO LICENCE 2023\*\***

**\*\*NO ONWARD CHAIN\*\***

Wood Road is within walking distance of Treforest town centre and a few minutes drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Parclewis Primary School & St Michael's R.C. Primary School with the local high school being Cardinal Newman R.C. Comprehensive School. Most importantly for any prospective landlord, Wood Road is within walking distance of the University of South Wales. There are useful mainline railway stations in Treforest and Pontypridd town centre. Easy access to the M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

## Additional Information

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Tenure: Freehold

EPC: E

Council Tax Band: C

# Accommodation...

- Entrance Hallway
- Bedroom One
- Living Room
- Kitchen
- Landing
- Bathroom
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Outside
- Directions





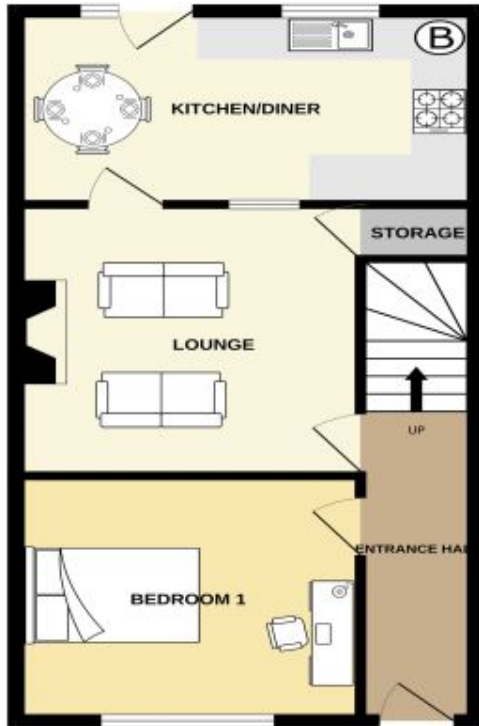




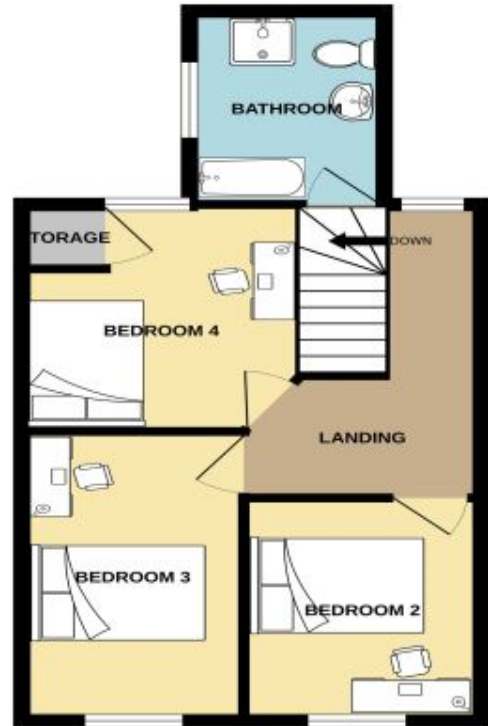


# Floorplan

GROUND FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



FOUR BEDROOM TERRACE HMO  
TOTAL FLOOR AREA: 879 sq. ft. (81.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Energy Rating

