



**Park Street, Treforest, Pontypridd, CF37 1SL**

**£110,000**



- **Downstairs Bathroom**
- **Investment Opportunity**
- **Close To Local Amenities**
- **Walking Distance To Train Station**
- **Sold with tenant in situ**
- **No Onward Chain**
- **Excellent Location**

# Description...

James Douglas are delighted to welcome this two double bedroom terrace property onto the market. Set in the popular student location Park Street, Treforest. Being sold with sitting tenants (current contract expires June 2024). The perfect investment for any landlord. In brief terms the accommodation comprises of an entrance porch, entrance hallway, two reception rooms on the ground floor. A kitchen/dining area and shower room make up the rest of the ground floor. Two further bedrooms are accessible off the first floor landing. A flat, east facing space can be found to the rear of the property. On street parking to the front. Situated in close proximity to the University of South Wales Campus and Treforest Railway Station. Mains gas fired central heating and double glazed windows throughout. EPC - D potential B. Council tax band B.

**\*\*TENANTS IN SITU - CONTRACT VALID UNTIL JUNE 2024\*\***

**\*\*INVESTMENT OPPORTUNITY\*\***

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

Park Street 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, Park Street 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

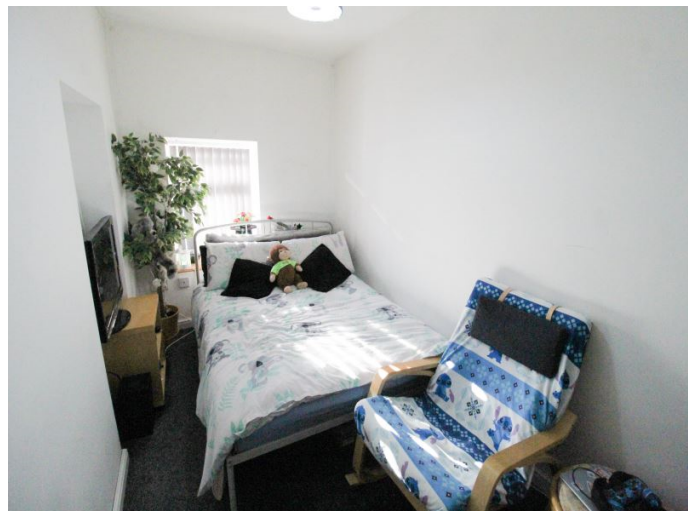
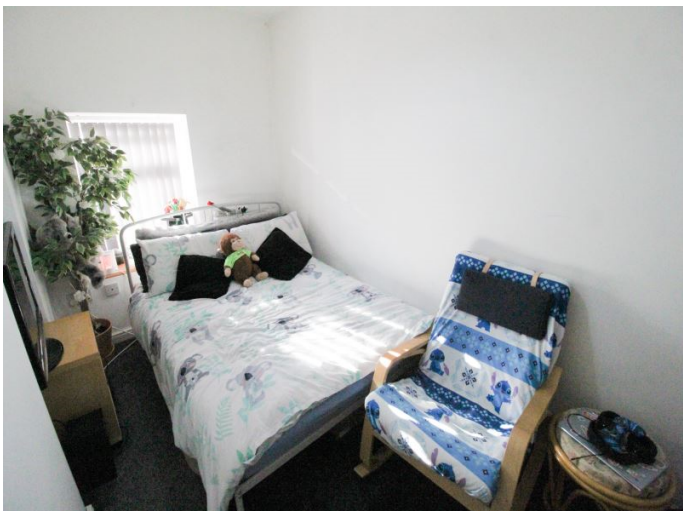
EPC Rating: D

Council Tax Band: B

# Accommodation...

- Entrance Porch
- Hallway
- Sitting Room
- Reception Room
- Dining Area
- Kitchen
- Shower Room
- Landing
- Bedroom One
- Bedroom Two
- Outside
- Directions





# Floorplan

GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
227 sq.ft. (21.1 sq.m.) approx.



2 BED TERRACE

TOTAL FLOOR AREA: 677 sq.ft. (62.9 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

