



Wood Road, Treforest, Pontypridd, CF37 1RG

£140,000



- Four Double Bedrooms
- Investment Opportunity
- HMO Licensed
- Walking Distance to University of South Wales
- Combi Boiler
- No Onward Chain
- Downstairs Bathroom
- Close To Local Amenities

Description...

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

****3D WALK THROUGH AVAILABLE****

****HMO LICENCE VALID UNTIL 06/08/2024****

****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

Tenure: Freehold

EPC: D

Council Tax Band: C

Accommodation...

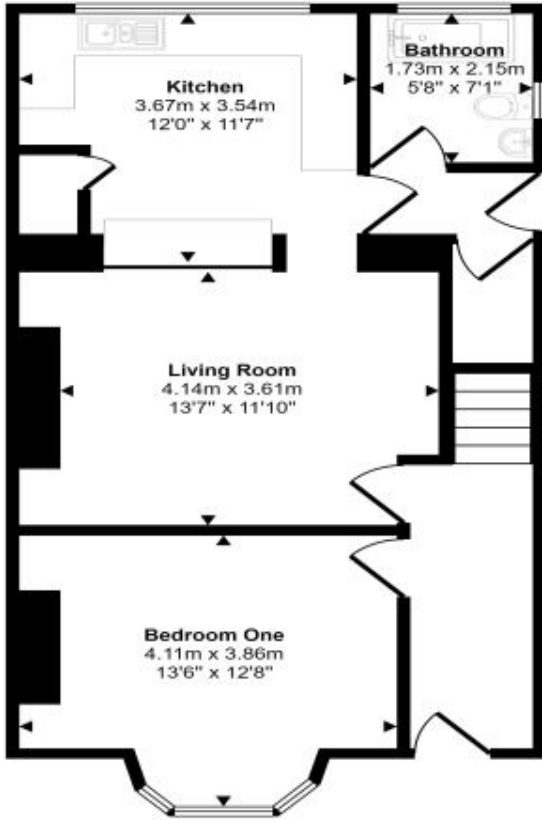
- Entrance Hallway
- Bedroom One
- Living Room
- Kitchen
- Lobby
- Bathroom
- Landing
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Outside
- Directions



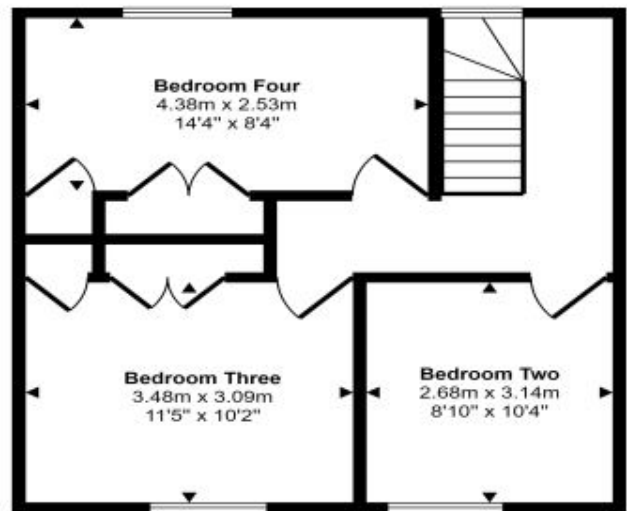


Floorplan

Approx Gross Internal Area
104 sq m / 1118 sq ft



Ground Floor
Approx 60 sq m / 645 sq ft



First Floor
Approx 44 sq m / 473 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B			85
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		