



**Stow Hill, Treforest, Pontypridd, CF37 1RZ**

**£140,000**



- No Onward Chain
- Close To Local Amenities
- Combi Boiler
- Excellent Rental Income
- HMO Licensed
- Sold with tenant in situ
- Walking Distance to University of South Wales
- Walking Distance To Train Station

# Description...

James Douglas are delighted to welcome this four bedroom HMO terrace property to the market. Set in the popular student location Stow Hill, Treforest. The perfect investment for any landlord. In brief terms the accommodation comprises an entrance hallway, living room, bedroom one, kitchen and bathroom on the ground floor. Upstairs there are three double bedrooms and an office. Mains gas fired central heating and UPVC double glazed windows pretty much throughout. A decent sized plot with south-facing garden space, mostly laid to lawn. EPC D potential C. Council tax band C.

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

**\*\*LICENCED HMO - SOLD WITH SITTING TENANTS\*\***

**\*\*RENTAL INCOME OF £1240 PCM WHICH INCLUDES WATER & WIFI\*\*9.89% YIELD\*\***

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

Stow Hill is within walking distance of Treforest town centre and a few minutes drive from 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. Stow Hill 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

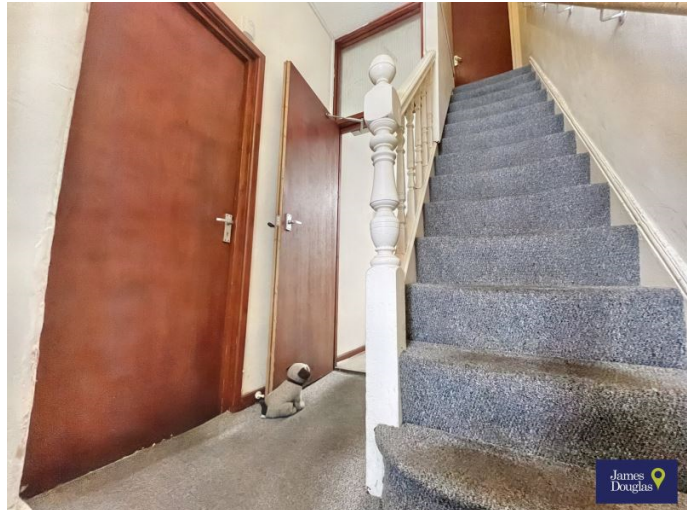
EPC: D

Council Tax Band: C

# Accommodation...

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





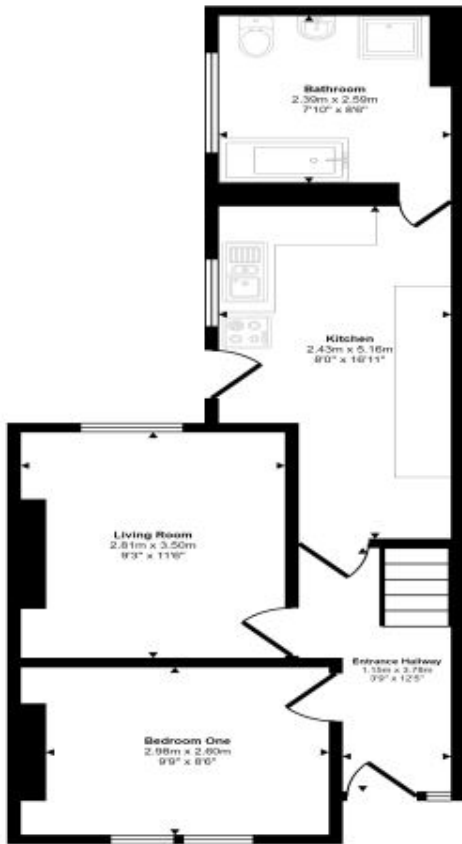




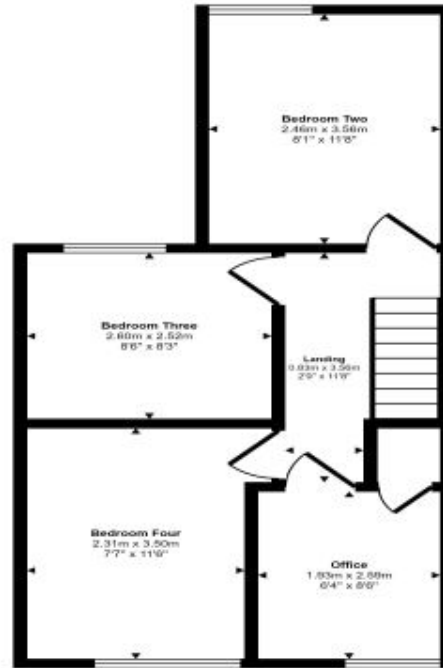


# Floorplan

Approx Gross Internal Area  
79 sq m / 852 sq ft



Ground Floor  
Approx 43 sq m / 459 sq ft



First Floor  
Approx 36 sq m / 392 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- <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		