

**Tower Street, Treforest, Pontypridd, CF37 1NR**  
**£155,000**



- Walking Distance to University of South Wales
- No Onward Chain
- Fantastic Yield
- Combi Boiler
- Investment Opportunity
- South-West Facing
- Close To Local Amenities
- Modern Throughout
- EPC Rating C

# Description...

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

**\*\*3D VIDEO TOUR AVAILABLE\*\***

**\*\*HMO LICENCED\*\*CURRENTLY BEING ADVERTISED AT £1200 PCM\*\*9.29% YIELD\*\***

**\*\*WELL PRESENTED AND FULLY FURNISHED THROUGHOUT\*\***

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

Tower Street 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. Most importantly for any prospective landlord, Tower 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

---

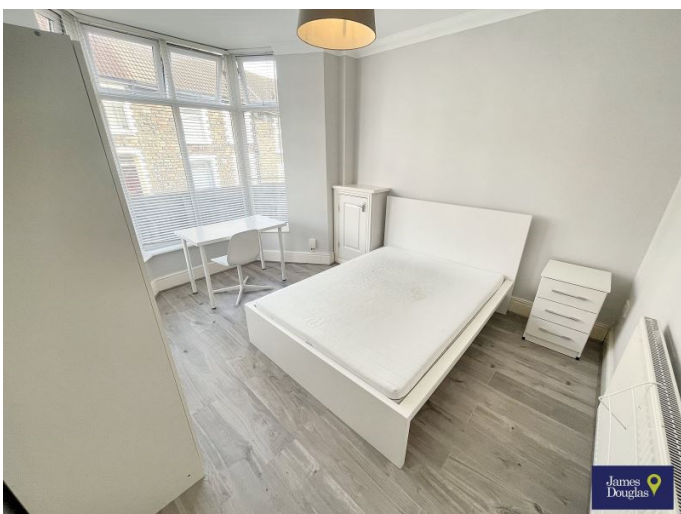
Tenure: Freehold

EPC: C

Council Tax Band: B

# Accommodation...

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





# Floorplan

Approx Gross Internal Area  
76 sq m / 814 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

