



John Street, Treforest, Pontypridd, CF37 1SW

£150,000



- HMO Licensed
- Four Double Bedrooms
- Excellent Rental Income
- Modern Throughout
- Walking Distance to University of South Wales
- Sold with tenant in situ
- No Onward Chain
- Investment

Description...

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

****NO ONWARD CHAIN****

****HMO LICENCED**CURRENTLY RENTED AT £1120 PCM**8.96% YIELD****

****MODERN AND FULLY FURNISHED THROUGHOUT****

****SOUTH FACING GARDEN****

John 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, John 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

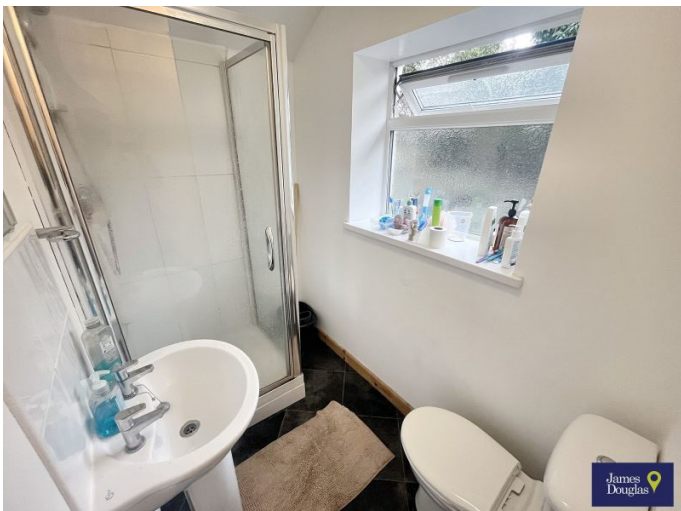
EPC: D

Council Tax Band: C

Accommodation...

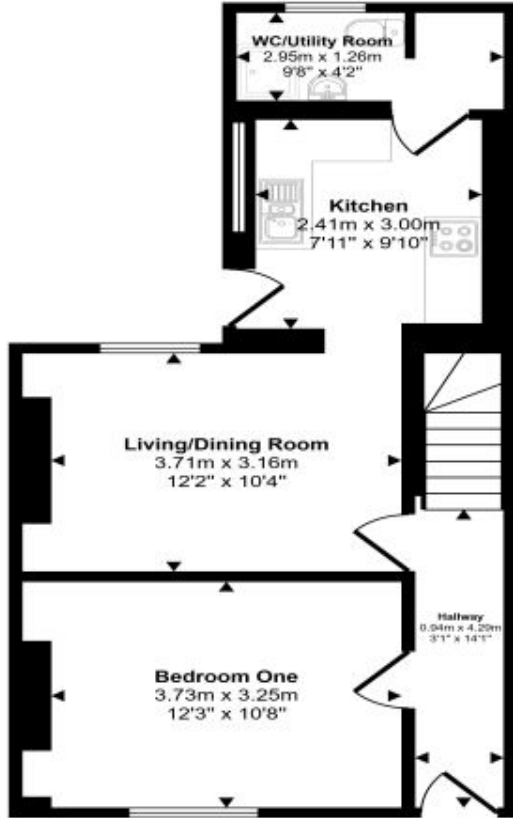
- Entrance Hallway
- Bedroom One
- Living/Dining Room
- Kitchen
- Shower Room/Utility
- Landing
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Outside
- Directions



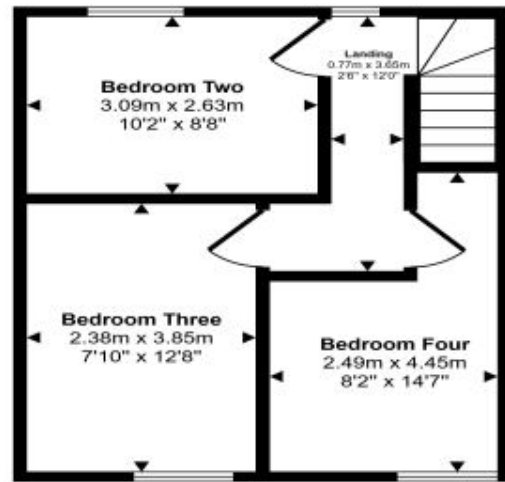


Floorplan

Approx Gross Internal Area
82 sq m / 877 sq ft



Ground Floor
Approx 48 sq m / 518 sq ft



First Floor
Approx 33 sq m / 359 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

