

Wood Road, Graig, Pontypridd, CF37 1RG
£165,000



- HMO Licensed
- No Onward Chain
- Fully Rental Compliant
- Close To Local Amenities
- Five Bedrooms
- Walking Distance to University of South Wales
- Investment Opportunity
- Fantastic Yield
- EPC Rating D

Description...

James Douglas are delighted to welcome this five 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, living room, bedroom one, shower room and kitchen on the ground floor. Upstairs there are three double bedrooms, a large single bedroom and a family bathroom. Mains gas fired central heating (i-mini combi boiler) and UPVC double glazed windows and doors throughout. On-street parking to the front. A decent sized plot with low maintenance, south-west facing, two tier rear garden space. EPC D potential C. Council tax band B.

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

****CURRENTLY FULLY LET WITH TENANTS IN SITU**£1525PCM - 11.09% YIELD****

****HMO LICENCED****

****NO ONWARD CHAIN****

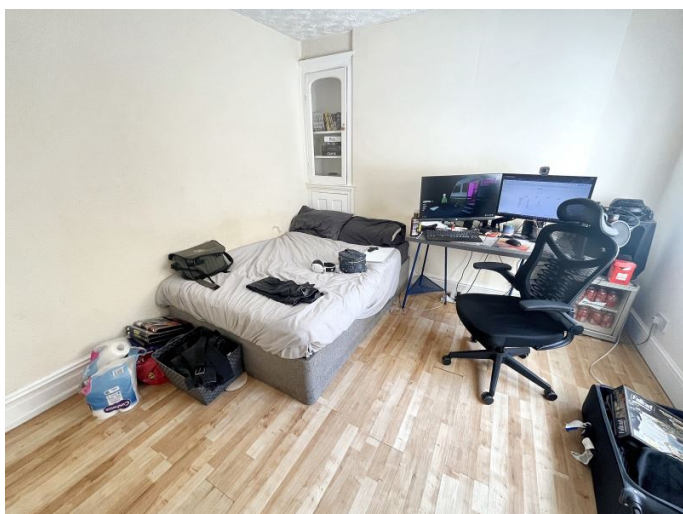
Wood Road is within walking distance of Treforest town centre and a few minutes drive from Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Parclewis Primary School & St Michael's R.C. Primary School with the local high school being Cardinal Newman R.C. Comprehensive School. Most importantly for any prospective landlord, 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.

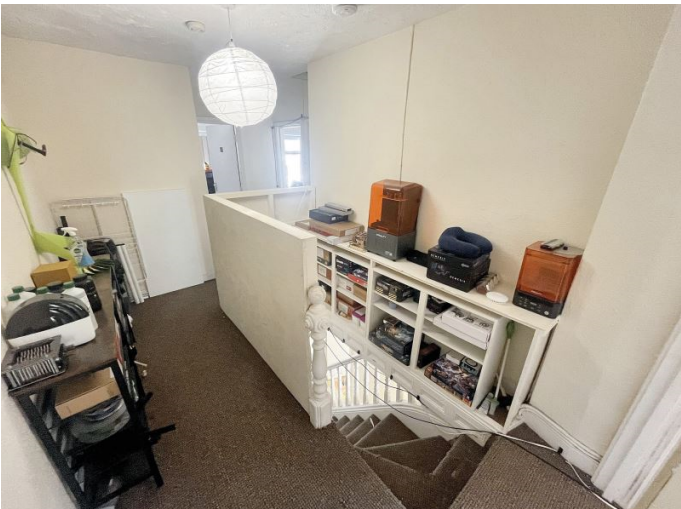
Additional Information

Tenure: Freehold
EPC: D
Council Tax Band: B

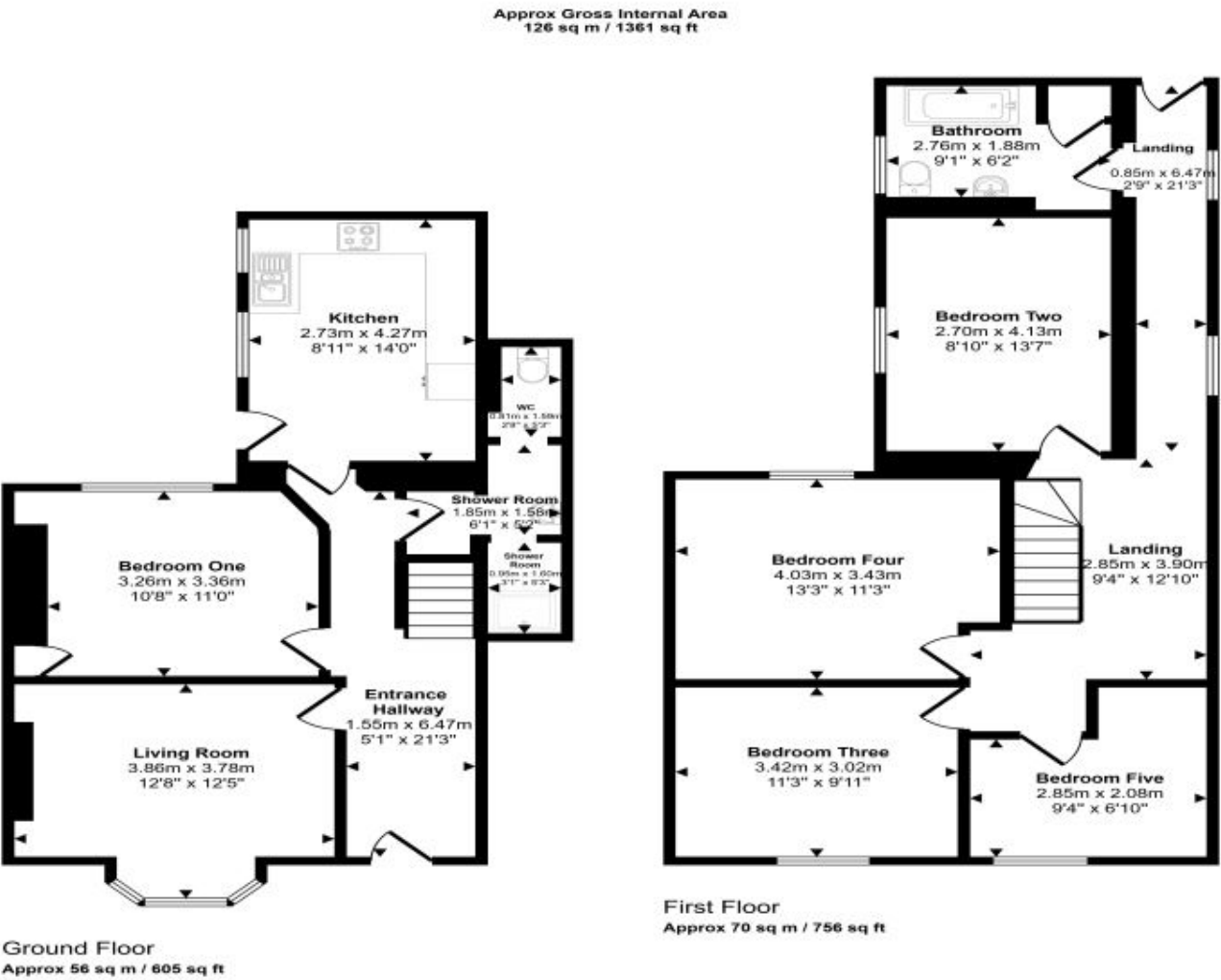
Accommodation...

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





Floorplan



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

