



Broadway, Treforest, Pontypridd, CF37 1BE

£145,000



- Close To Local Amenities
- Walking Distance to University of South Wales
- HMO Licensed
- Investment Opportunity
- Sold with tenant in situ
- Fully Rental Compliant
- Excellent Rental Income
- Excellent

Description...

James Douglas is delighted to welcome this three double bedroom terrace HMO property to the market. Set in the popular area of Treforest, Pontypridd. The perfect investment for any HMO landlord. Sold with no onward chain and with tenants in situ. This property is in close proximity to the University of South Wales. In brief terms the accommodation comprises a living room, bedroom one, kitchen/diner and shower room on the ground floor. Upstairs there are two double bedrooms. Mains gas fired central heating (Baxi combi boiler) and UPVC double glazed windows and doors throughout. On-street parking to the front and side. Steps lead down to the front garden. Front garden is complemented by patio slabs. North-east facing, two tier rear garden space complemented by patio slabs, real grass and shrubbery. EPC C potential B. Council tax band B.

****NO ONWARD CHAIN****

****SOLD WITH TENANTS IN SITU****

****HMO LICENCED UNTIL 2030**CURRENTLY RENTED AT £960PCM**7.94% YIELD****

****MODERN THROUGHOUT****

Broadway, Treforest 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 is that Broadway 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

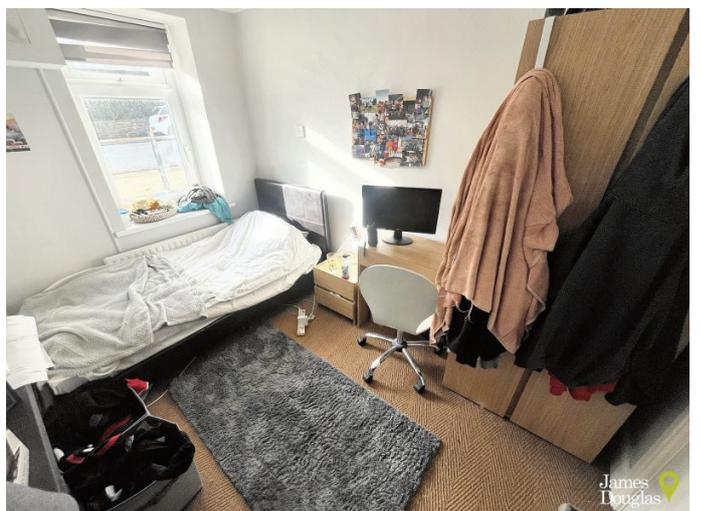
Tenure: Freehold

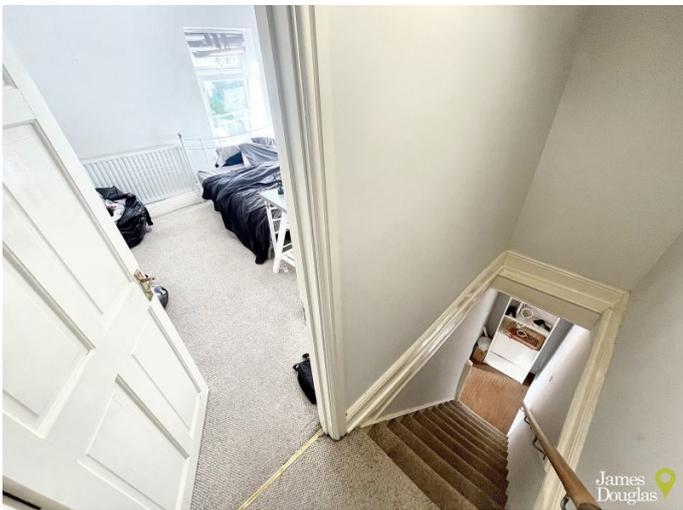
EPC: C

Council Tax Band: B

Accommodation...

- Living/Dining Room
- Bedroom One
- Kitchen/Diner
- Shower Room
- Landing
- Bedroom Two
- Bedroom Three
- Outside
- Directions





Floorplan

Approx Gross Internal Area
82 sq m / 878 sq ft



Ground Floor
Approx 52 sq m / 557 sq ft

First Floor
Approx 30 sq m / 321 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			89
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		