

**Broadway, Treforest, Pontypridd, CF37 1BD**  
**£225,000**



- Four Double Bedrooms & Two Studios
- Walking Distance to University of South Wales
- Rear Garages
- HMO Licensed
- Investment Opportunity
- Student Property
- No Onward Chain
- Excellent Rental Income

# Description...

James Douglas is delighted to welcome this four double bedroom terrace HMO property with two separate studio apartments 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 student 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 and studio two/en-suite on the ground floor. Upstairs there are three double bedrooms. On the basement level there is kitchen/diner, shower room one, shower room two and separate access to studio one/en-suite. Mains gas fired central heating and UPVC double glazed windows and doors throughout. On-street parking to the front and garages to the rear. Steps lead up to the front door. North-east facing, low maintenance, two tier rear garden space complemented by a concrete base. Rear access to the garages. EPC D potential B. Council tax band C.

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

**\*\*SOLD WITH STUDENT TENANTS IN SITU - FIVE ROOMS OCCUPIED/ONE ADVERTISED\*\***

**\*\*HMO LICENCED UNTIL 27/06/2026\*\*CURRENTLY RENTED/ADVERTISED WITH A POTENTIAL RENTAL INCOME OF £2310 PCM\*\*12.32% POTENTIAL YIELD\*\***

**\*\*FANTASTIC INVESTMENT OPPORTUNITY - HIGH YIELD\*\***

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: D  
Council Tax Band: C

# Accommodation...

- Entrance Hallway
- Living Room
- Bedroom One
- Studio Two/En-Suite
- Basement Hallway
- Kitchen/Diner
- Shower Room One
- Shower Room Two
- Studio One
- En-Suite
- Landing
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Outside





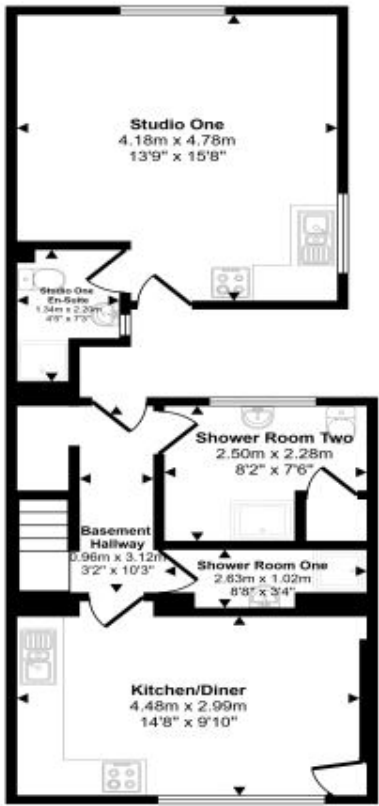




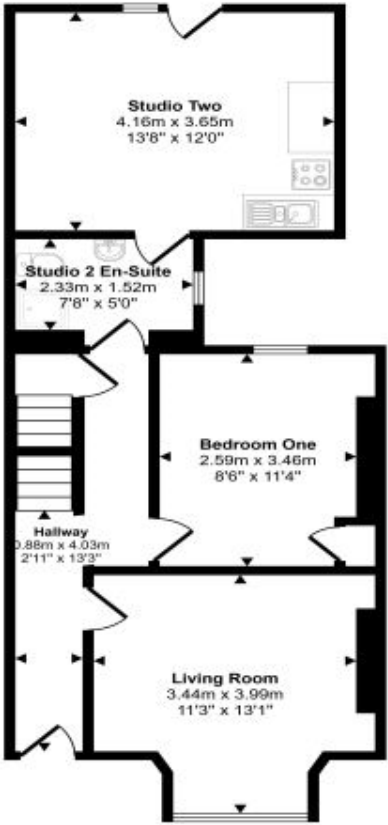


# Floorplan

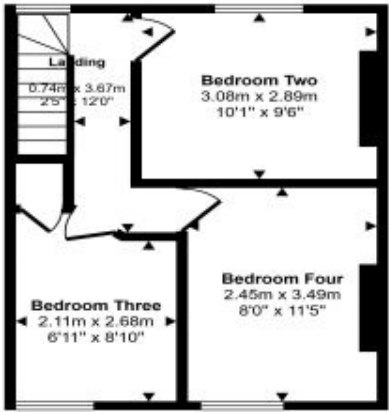
Approx Gross Internal Area  
136 sq m / 1459 sq ft



Lower Ground Floor  
Approx 51 sq m / 554 sq ft



Ground Floor  
Approx 53 sq m / 574 sq ft



First Floor  
Approx 31 sq m / 331 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
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 