

**Broadway, Treforest, Pontypridd, CF37 1BD**  
**£150,000**



- Four Double Bedrooms
- HMO Licensed
- Investment Opportunity
- No Onward Chain
- Excellent Rental Income
- Walking Distance to University of South Wales
- Student Property
- Sold With Tenants In Situ

# Description...

James Douglas is delighted to welcome this four 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 student tenants in situ. This property is in close proximity to the University of South Wales. In brief terms the accommodation comprises bedroom one and kitchen on the ground floor. Upstairs there are three double bedrooms. On the basement level there is a living/dining room, shower room one and shower room two. Mains gas fired central heating (Baxi combi boiler) and UPVC double glazed windows and doors throughout. On-street parking to the front. Steps lead up to the front door. North-east facing, low maintenance, two tier rear garden space complemented by a concrete base. EPC D potential B. Council tax band C.

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

**\*\*SOLD WITH STUDENT TENANTS IN SITU - FULLY OCCUPIED\*\***

**\*\*HMO LICENCED UNTIL 27/06/2029\*\*CURRENTLY RENTED WITH A INCOME OF £1230 PCM\*\*9.84% 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.

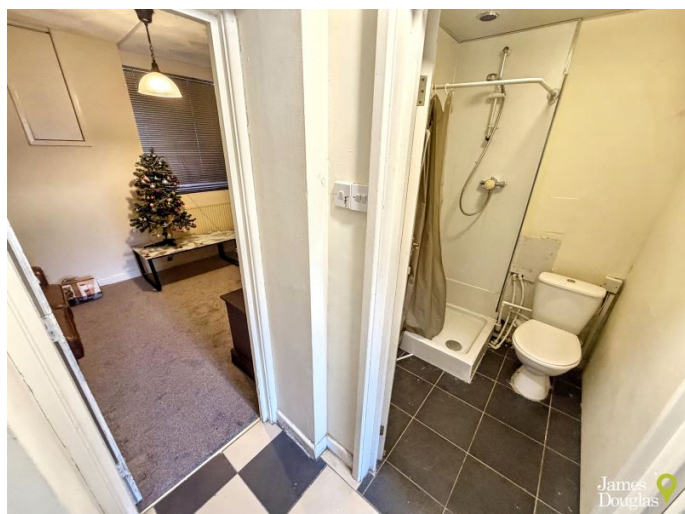
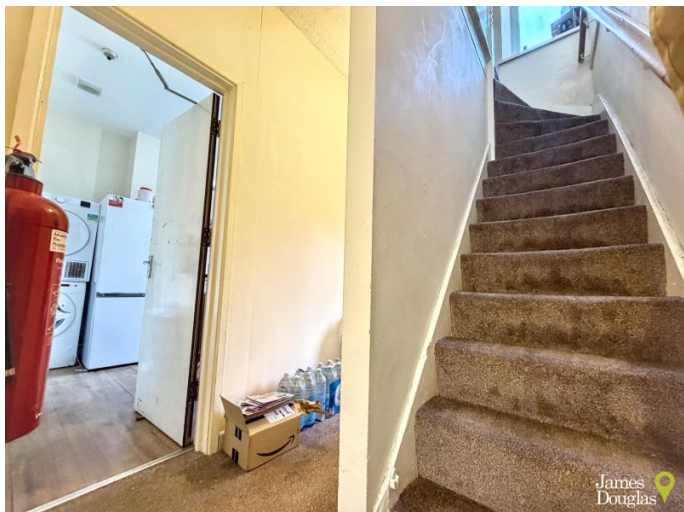
## Additional Information

Tenure: Freehold  
EPC: D  
Council Tax Band: C

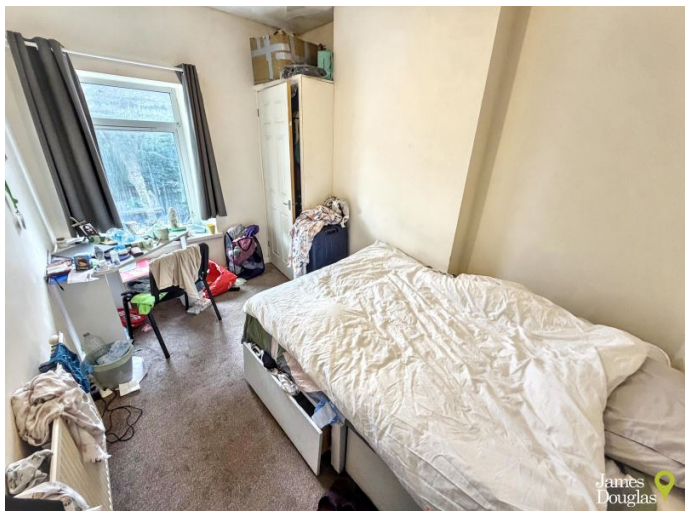
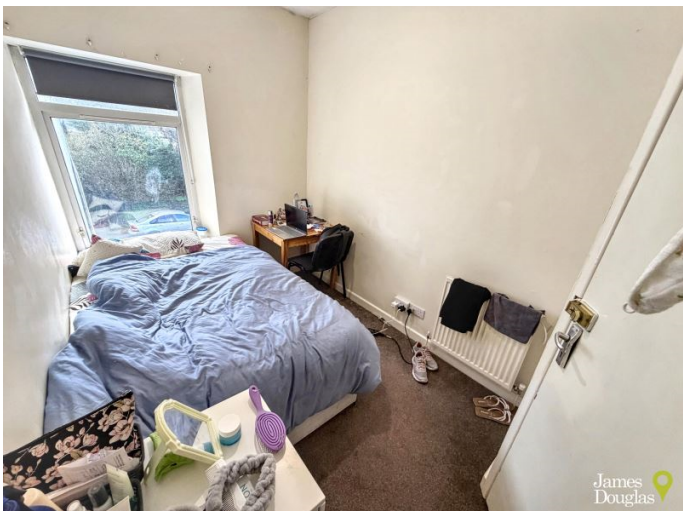
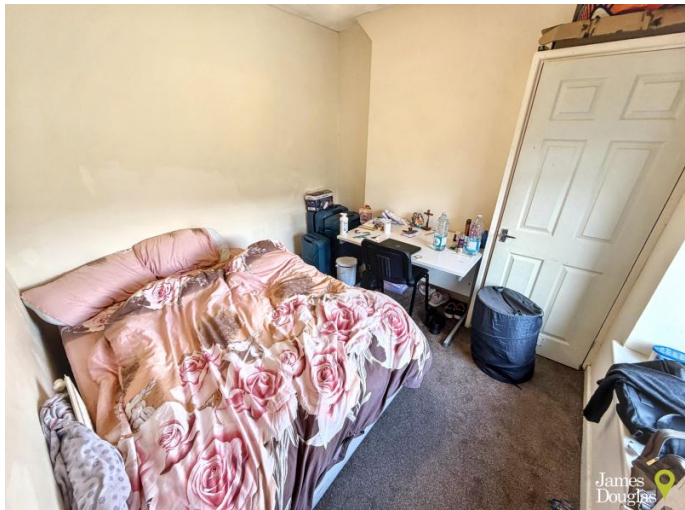
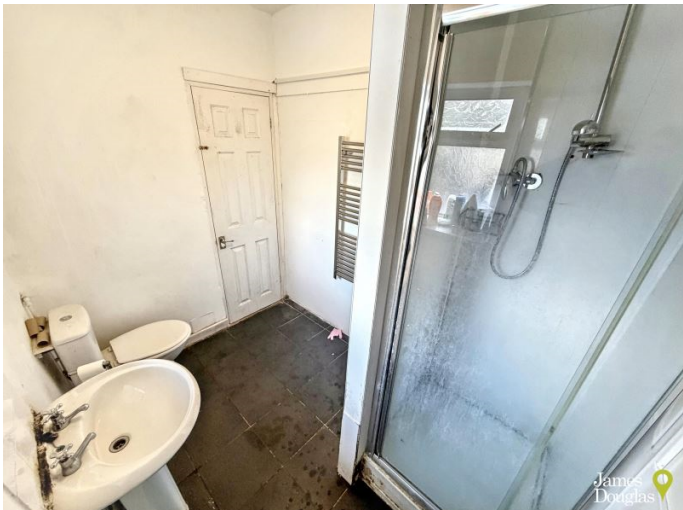
# Accommodation...

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





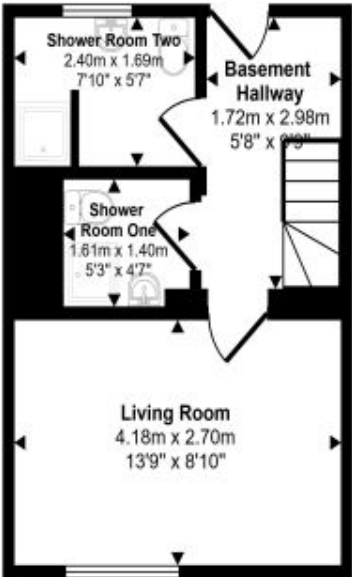




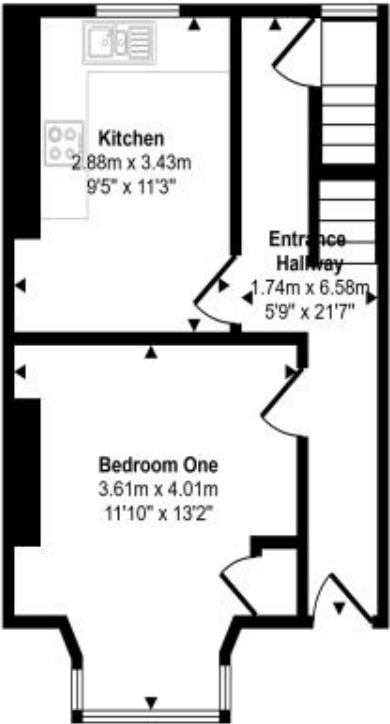


# Floorplan

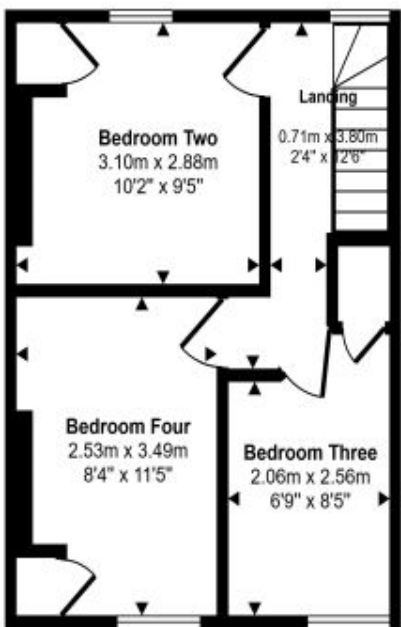
Approx Gross Internal Area  
90 sq m / 967 sq ft



Lower Ground Floor  
Approx 26 sq m / 275 sq ft



Ground Floor  
Approx 33 sq m / 354 sq ft



First Floor  
Approx 31 sq m / 337 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>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	