



Broadway, Treforest, Pontypridd, CF37 1BD

£595,000



James Douglas

- Walking Distance to University of South Wales
- Three Separate HMO's
- Rear Garages
- HMO Licensed
- Fantastic Yield
- No Onward Chain
- Sold With Tenants In Situ
- Investment Opportunity
- EPC Rating D

Description...

James Douglas is delighted to welcome these three separate terrace HMO properties, two of which with two separate studio apartments to the market. Set in the popular area of Treforest, Pontypridd. The perfect investment for any established 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. 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 & E potential B. Council tax band C for all three properties. Please find the three separate adverts for 85, 86 & 87 Broadway available online.

NO ONWARD CHAIN

85 BROADWAY**HMO LICENCED UNTIL 27/06/2029**CURRENTLY RENTED/ADVERTISED WITH A POTENTIAL RENTAL INCOME OF £2345 PCM**12.23% POTENTIAL YIELD**SOLD WITH STUDENT TENANTS IN SITU - FOUR ROOMS OCCUPIED/TWO ADVERTISED**

86 BROADWAY**HMO LICENCED UNTIL 27/06/2026**CURRENTLY RENTED/ADVERTISED WITH A POTENTIAL RENTAL INCOME OF £2310 PCM**12.32% POTENTIAL YIELD**SOLD WITH STUDENT TENANTS IN SITU - FIVE ROOMS OCCUPIED/ONE ADVERTISED**

87 BROADWAY**HMO LICENCED UNTIL 27/06/2029**CURRENTLY RENTED WITH A INCOME OF £1230 PCM**9.84% YIELD**SOLD WITH STUDENT TENANTS IN SITU - FULLY OCCUPIED**

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

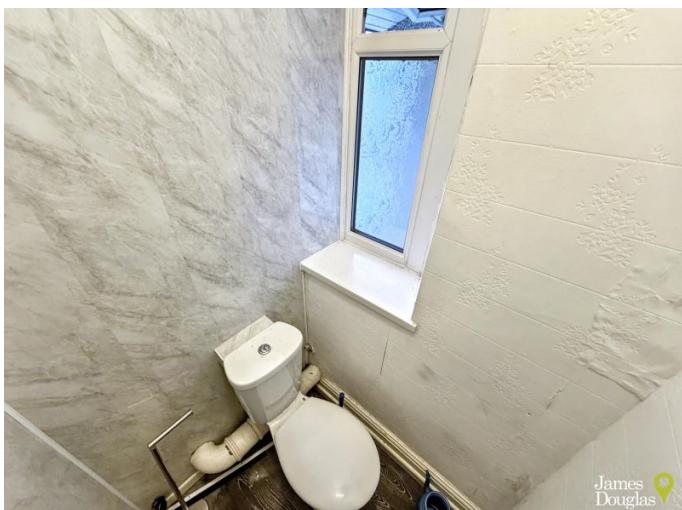
Tenure: Freehold

EPC: D & E

Council Tax Band: C

Accommodation...

- 85 Broadway
- 86 Broadway
- 87 Broadway
- 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 Make Snappy 360.

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- 91) A		91
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		