



Cardiff Road, Treforest, Pontypridd, CF37 5RE

£170,000



- No Onward Chain
- Four Double Bedrooms
- HMO Licensed
- Sold With Tenants In Situ
- Fully Rental Compliant
- Investment Opportunity
- Two Shower Rooms
- C2 Planning Permission
- EPC Rating D

# 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 professional working tenants in situ. This property is in close proximity to the University of South Wales. In brief, the accommodation comprises an entrance hallway, living room, bedroom one, modern kitchen/diner, utility room and shower room on the ground floor. Upstairs there are three double bedrooms and another shower room. Mains gas fired central heating (Combi boiler) and UPVC double glazed windows and doors throughout. On-street parking to the side and rear with one allocated space. North-east facing, three tier rear garden space complemented by patio slabs and real grass. EPC D potential B. Council tax band C.

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

**\*\*SOLD WITH PROFESSIONAL WORKING TENANTS IN SITU\*\***

**\*\*£25,380 ANNUAL INCOME (BILLS INCLUDED) WITH £9,998.04 IN EXPENDITURE PROVIDING A 9.04% NET YIELD\*\***

**\*\*FOUR DOUBLE BEDROOMS & TWO SHOWER ROOMS\***

Cardiff Road, 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 Cardiff 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

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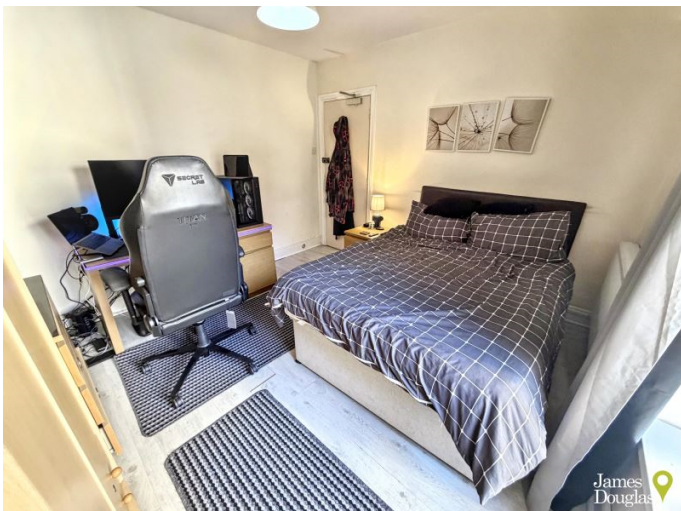
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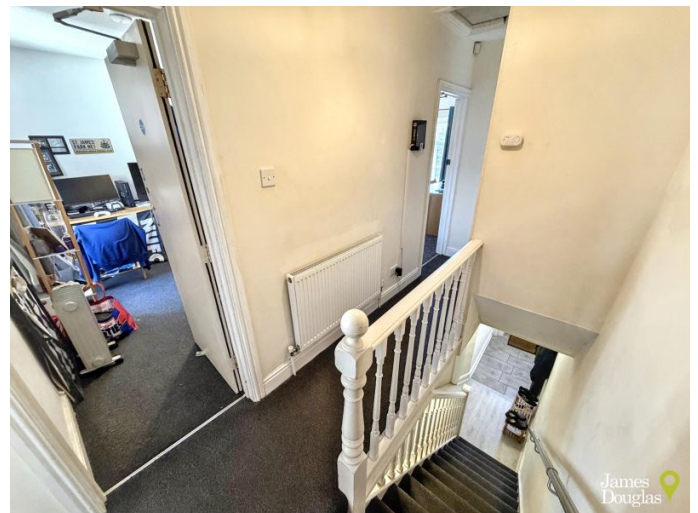
EPC: D

Council Tax Band: C

# Accommodation...

- Entrance Hallway
- Living Room
- Bedroom One
- Kitchen/Diner
- Utility Room
- Downstairs Shower Room
- Landing
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Shower Room
- Outside
- Directions



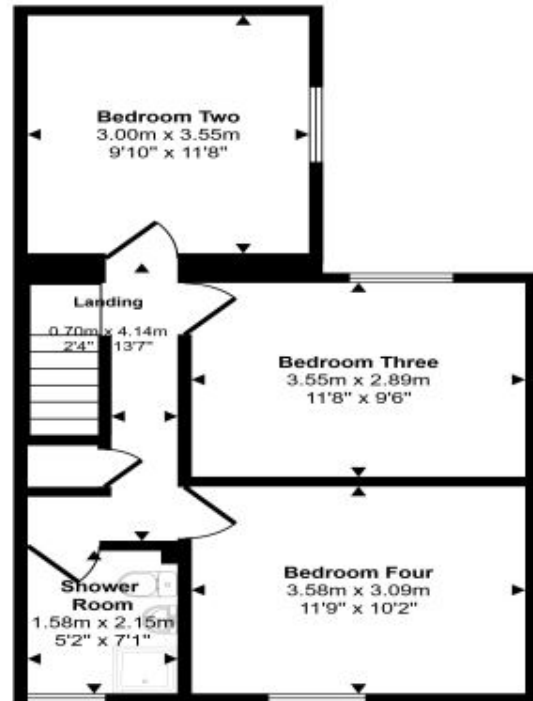


# Floorplan

Approx Gross Internal Area  
94 sq m / 1015 sq ft



Ground Floor  
Approx 50 sq m / 536 sq ft



First Floor  
Approx 45 sq m / 479 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			83
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		