



King Street, Treforest, Pontypridd, CF37 1RP

£175,000



- Investment Opportunity
- No Onward Chain
- Sold With Tenants In Situ
- HMO Licensed
- Upstairs & Downstairs Shower Room
- Walking Distance to University of South Wales
- Five Double Bedrooms

# Description...

James Douglas is delighted to welcome this five double bedroom terrace HMO property to the market. Set in the popular area of Treforest, Pontypridd. The perfect investment property for any prospective HMO landlord. This property is in close proximity to the University of South Wales. In brief, the accommodation comprises an entrance hallway, bedroom one, bedroom two, a kitchen, a dining room, and a shower room all on the ground floor. On the first floor, there are three further double bedrooms and an additional shower room. Features include mains gas-fired central heating (Vokera combi boiler) and UPVC double-glazed windows and doors throughout. On-street permit parking is available at the front with two off-road parking spaces to the rear. Steps lead down to a low-maintenance, east-facing garden space complemented by chippings. Rear access. EPC D potential B. Council tax band B.

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

**\*\*HMO LICENSED\*\* SOLD WITH SITTING TENANTS\*\***

**\*\*INVESTMENT OPPORTUNITY\*\***

**\*\*TWO ROOMS OCCUPIED & THREE AVAILABLE\*\* 11.31% POTENTIAL YIELD\*\***

King Street, 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, King Street is only a short walk from 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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Tenure: Freehold

EPC: D

Council Tax Band: B

# Accommodation...

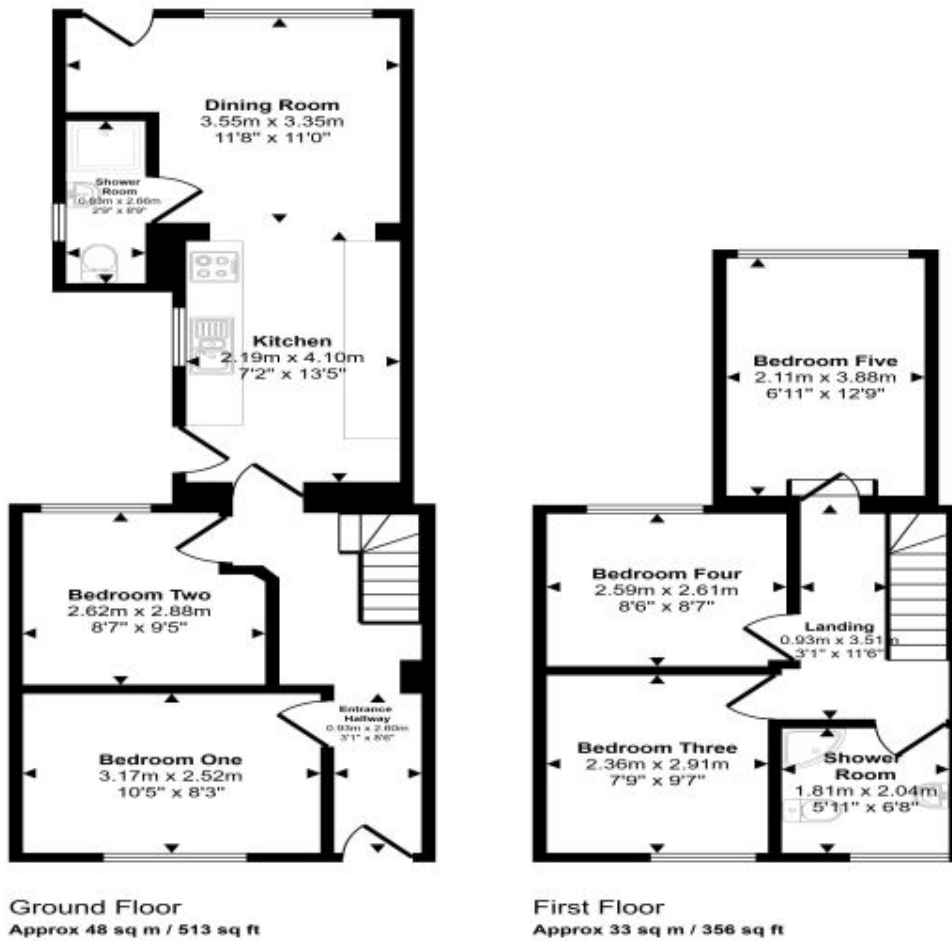
- Entrance Hallway
- Bedroom One
- Bedroom Two
- Kitchen
- Dining Room
- Shower Room
- Landing
- Bedroom Three
- Bedroom Four
- Bedroom Five
- Shower Room
- Outside
- Directions





# Floorplan

Approx Gross Internal Area  
81 sq m / 869 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

