



Brook Street, Treforest, Pontypridd, CF37 1TW

£155,000



- No Onward Chain
- Sold With Tenants In Situ
- Four Double Bedrooms
- South-West Facing
- Fully Rental Compliant
- HMO Licensed
- Investment Opportunity
- Walking Distance to University of South Wales

Description...

James Douglas is delighted to welcome this four double bedroom end of 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, living/dining room, bedroom two, kitchen and shower room all on the ground floor. On the first floor, there are two further double bedrooms. 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. South-west facing two tier, low maintenance rear garden space complemented by chippings. Side access. Detached outbuilding. EPC D potential C. Council tax band B.

****NO ONWARD CHAIN****

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

****INVESTMENT OPPORTUNITY****

****THREE ROOMS OCCUPIED & ONE AVAILABLE** 9.83% POTENTIAL YIELD****

Brook 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, Brook Street is a stone's throw 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

Tenure: Freehold

EPC: D

Council Tax Band: B

Accommodation...

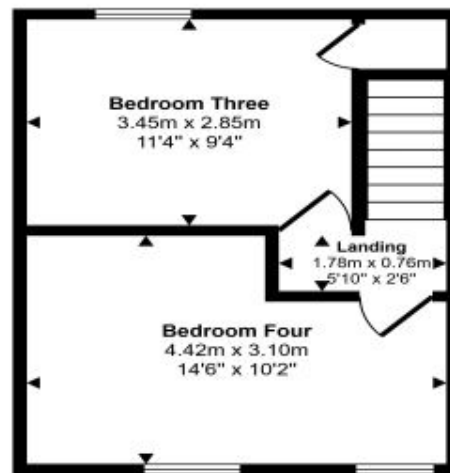
- Entrance Hallway
- Bedroom One
- Living/Dining Room
- Bedroom Two
- Kitchen
- Shower Room
- Bedroom Three
- Bedroom Four
- Outside
- Directions





Floorplan

Approx Gross Internal Area
76 sq m / 814 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

