

**John Street, Treforest, Pontypridd, CF37 1SW**  
**£165,000**



- **Four Double Bedrooms**
- **No Onward Chain**
- **Fully Rental Compliant**
- **Modern Fitted Kitchen**
- **Close To Local Amenities**
- **South-Facing Garden**
- **HMO Licensed**
- **Walking Distance to University of South Wales**

# Description...

James Douglas is delighted to welcome to the market this four double bedroom terraced property in Treforest, offered for sale for 'offers in excess of £165,000' and being sold with no onward chain. Currently vacant and ready for tenants to move into, the property presents an excellent opportunity for investors seeking a ready-to-let property in a popular rental location. Alternatively, the accommodation and layout may appeal to families looking for a spacious home close to local amenities and transport links.

The ground floor comprises an entrance hallway with stairs leading to the first floor, a double bedroom and a spacious living/dining room. The living/dining room provides access to the modern kitchen, which offers a contemporary finish and practical workspace. A uPVC door from the kitchen leads out to the side and rear garden, while a further door provides access to a useful utility area with a downstairs shower room.

Upstairs, the landing leads to three further double bedrooms, offering generous accommodation across both floors. The property's existing four-bedroom layout provides flexibility for those considering continued HMO use, subject to any necessary licensing and regulatory requirements, or for buyers wishing to utilise the accommodation as a family home.

Externally, the property benefits from on-street permit parking to the front, together with access via a covered side lane. The south-facing, two-tier rear garden offers a good sized outdoor space, featuring patio slabs, a lawn, trees and shrubbery, with plenty of scope for buyers to make it their own.

The location is a particular advantage, with Treforest town centre, the University of South Wales and Treforest Railway Station all within close proximity. The area is popular with students, professionals and commuters, with convenient access to local shops, amenities and rail connections towards Cardiff and the surrounding areas.

Offered with no onward chain, this vacant property represents an appealing opportunity for investors looking to add to their portfolio, while also providing an alternative option for families seeking a spacious home in a well-connected location.

Early viewing is highly recommended.

Tenure: Freehold

Council Tax Band: C

EPC Rating: D (Potential B)

## Accommodation...

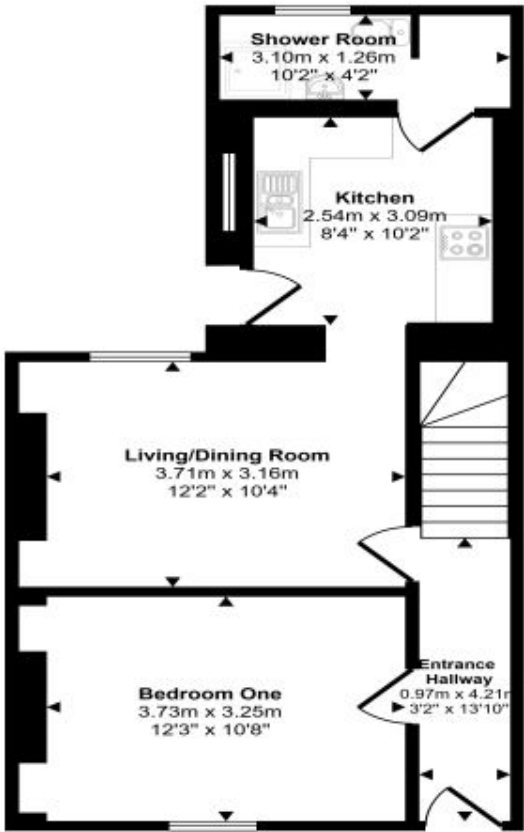
- Entrance Hallway
- Bedroom One
- Living/Dining Room
- Kitchen
- Shower Room/Utility
- Landing
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Outside
- Directions



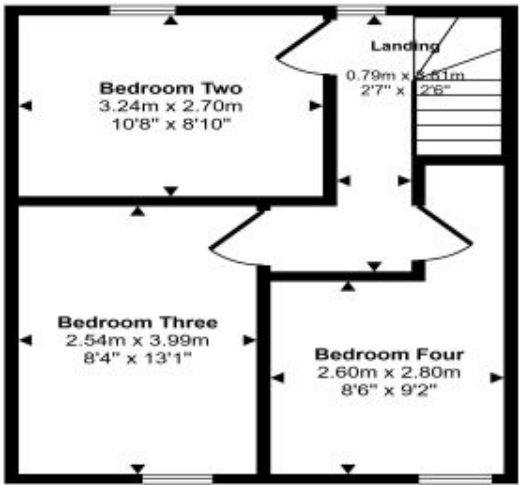


# Floorplan

Approx Gross Internal Area  
87 sq m / 937 sq ft



Ground Floor  
Approx 52 sq m / 555 sq ft



First Floor  
Approx 35 sq m / 382 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

