

Gwyn Street, Treforest, Pontypridd, CF37 1TU
£130,000



- HMO Licensed
- Two Shower Rooms
- No Onward Chain
- Walking Distance to
- University of South Wales
- Conservatory
- Four Double Bedrooms
- Close To Local Amenities
- Investment Opportunity

Description...

James Douglas are delighted to offer for sale this four-bedroom semi-detached property, currently arranged as an HMO, situated in Gwyn Street, Treforest.

The property is offered freehold and benefits from on-street parking to the front, gated access to the front patio garden and a north-west facing rear garden. The property is in need of some modernisation and improvement in places, providing an opportunity for a purchaser to update and enhance the accommodation to their own requirements.

Internally, the ground floor begins with an entrance hallway leading into a further hallway, providing access to the living room, bedroom one and the kitchen. The kitchen provides access to a conservatory, together with a rear hallway which leads to two shower rooms. There is also a side door providing access to the rear garden.

To the first floor, a central landing provides access to three further double bedrooms, together with a separate WC.

Externally, the north-west facing rear garden is laid predominantly to patio slabs with areas of shrubbery and featheredge fencing. The garden is currently overgrown and would benefit from clearance and general improvement.

The property is currently arranged as a four-bedroom HMO, with the HMO licence subject to the necessary checks and confirmation. The property is ideally positioned for access to the University of South Wales, local amenities and transport links, making it an interesting opportunity for investors seeking an HMO property.

Whilst requiring some modernisation, the property offers well-proportioned accommodation and scope for improvement, and an internal inspection is recommended to fully appreciate the layout and potential.

Early viewing is highly recommended.

Tenure: Freehold
Council Tax Band: C
EPC Rating: D (Potential C)

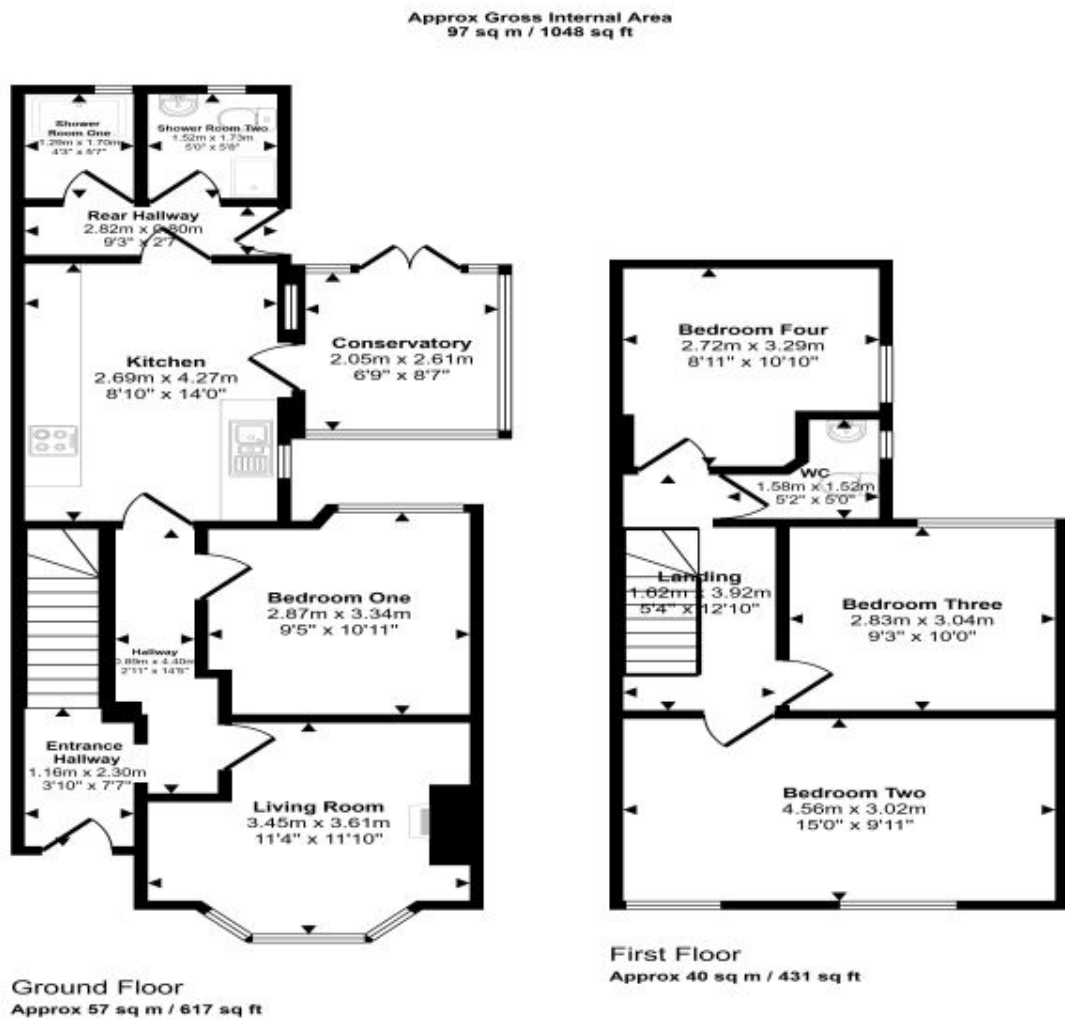
Accommodation...

- Entrance Hallway
- Hallway
- Living Room
- Bedroom One
- Kitchen
- Conservatory
- Rear Hallway
- Shower Room One
- Shower Room Two
- Landing
- Bedroom Two
- Bedroom Three
- Bedroom Four
- WC
- Outside





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 Made Snappy 360.

Energy Rating

