

Stow Hill, Treforest, Pontypridd, CF37 1RZ
£180,000



- HMO Licensed
- Five Double Bedrooms
- Walking Distance to University of South Wales
- No Onward Chain
- Investment Opportunity
- Modern & Immaculate Throughout
- Downstairs Shower Room &

Description...

James Douglas is delighted to welcome to the market this beautifully presented and modern HMO investment property, situated in the popular area of Treforest, Pontypridd. Offered for sale at £180,000, the property is vacant, available with no onward chain and ready for an investor to take over. Benefiting from a current HMO licence valid until 19 September 2029, five existing bedrooms, additional office space and a convenient location close to the University of South Wales, railway station and local amenities, this represents an excellent opportunity for investors seeking a property ready for immediate letting, subject to the necessary checks and arrangements.

The property is approached via gated access to the front garden, which features patio slabs and decorative chippings. On-street parking is available to the front, while the elevated position provides lovely views across the surrounding area towards Glyntaff.

Upon entering, an entrance porch leads into the hallway, which provides access to the principal ground-floor accommodation and staircase to the first floor. The ground floor comprises two bedrooms, a shower room and a spacious living/dining room, creating a practical communal area for residents. The living/dining room opens directly into the kitchen, which is fitted with modern wood-effect wall and base units, complementary laminate worktops and a stainless-steel sink. There is also space for a washing machine and fridge/freezer.

To the first floor, the landing provides access to a modern bathroom, three further bedrooms and an additional office space which may offer potential for use as a sixth bedroom, subject to any necessary alterations, licensing requirements and relevant approvals.

Externally, the property benefits from a south-facing, two-tier rear garden. The lower level features a concrete base, with steps leading up to a raised decked area. Rear access provides additional convenience.

The property is currently licensed as a four-person HMO, with the licence running until 19 September 2029 (non-transferable). The vendor has advised that the existing arrangement could potentially be amended to accommodate five occupants by providing an additional fridge/freezer. Any variation to the licence and increase in occupancy would remain subject to approval by the relevant local authority and compliance with all applicable HMO requirements. The property was previously operated as a six-bedroom HMO, and the additional office space may offer further potential, subject to the necessary checks and approvals.

Situated within easy reach of the University of South Wales, Treforest Railway Station and a range of local shops and amenities, the property is ideally positioned for the student and professional rental market. Its vacant status, existing HMO licence and modern presentation make this an attractive proposition for investors looking to acquire a property without the need for extensive refurbishment.

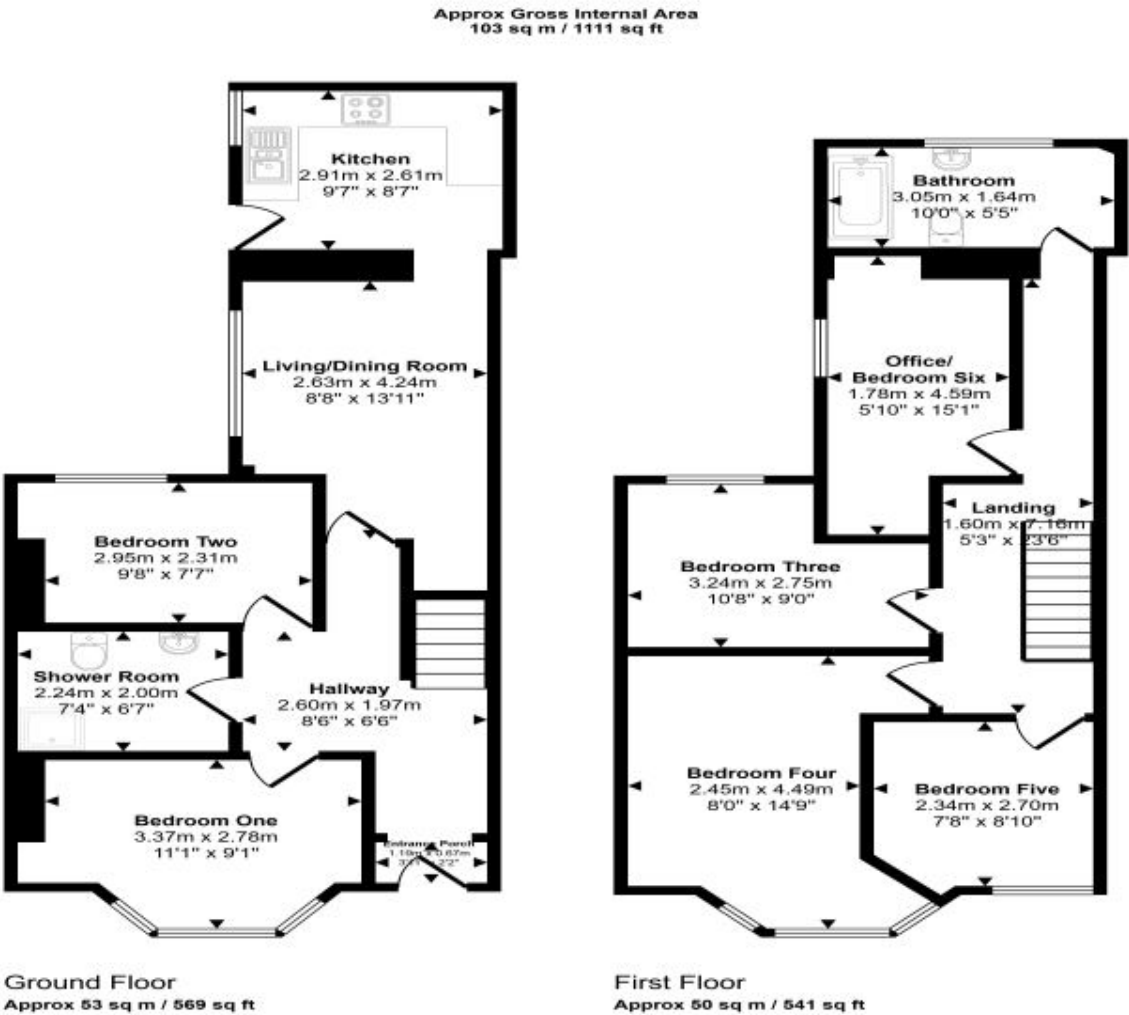
Accommodation...

- Entrance Porch
- Hallway
- Bedroom One
- Shower Room
- Bedroom Two
- Living/Dining Room
- Kitchen
- Landing
- Bathroom
- Bedroom Three
- Bedroom Four
- Bedroom Five
- Office/Bedroom Six
- Outside
- Directions





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

