James Douglas
SALES AND LETTINGS

FOR SALE

Birchwood Avenue, Treforest, Pontypridd, CF37 1TZ

£140,000

- No Onward Chain
- Four Double Bedrooms
- HMO Licensed
- Investment Opportunity
- Walking Distance to University of South Wales
- Fully Rental Compliant
- Student Property
- Downstairs Shower Room

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Description…

James Douglas is delighted to welcome to the market this four-bedroom terraced HMO property in the popular student area of Treforest, Pontypridd. Offered for sale with no onward chain, this freehold property presents an excellent opportunity for investors looking to expand their portfolio, with two bedrooms currently occupied by students and the remaining two rooms vacant and being advertised for let.

The property offers spacious accommodation arranged over two floors, with four bedrooms, a living/dining room, kitchen and ground-floor shower room. While there is scope for modernisation, particularly within the kitchen and shower room, this provides prospective purchasers with the opportunity to update the accommodation to their own requirements and potentially enhance its overall appeal.

On entering the property, the hallway provides access to the main living/dining room, bedroom one and the kitchen. The living/dining room offers a versatile communal space, suitable for relaxing and socialising. The kitchen provides access to a rear hallway, which leads to the rear garden and the ground-floor shower room.

To the first floor, the landing gives access to three further double bedrooms, providing practical accommodation for a student household or other shared-living arrangement.

Externally, the property benefits from on-street parking to the front. To the rear is a north-west-facing garden featuring patio slabs, an area of lawn, established trees and shrubbery, offering outdoor space for residents to enjoy.

Situated in Treforest, the property is conveniently positioned for the University of South Wales, making it an appealing prospect for those looking to invest in the local student rental market. Treforest also benefits from a range of local amenities, shops and transport links, providing convenient access to Pontypridd and the wider surrounding areas.

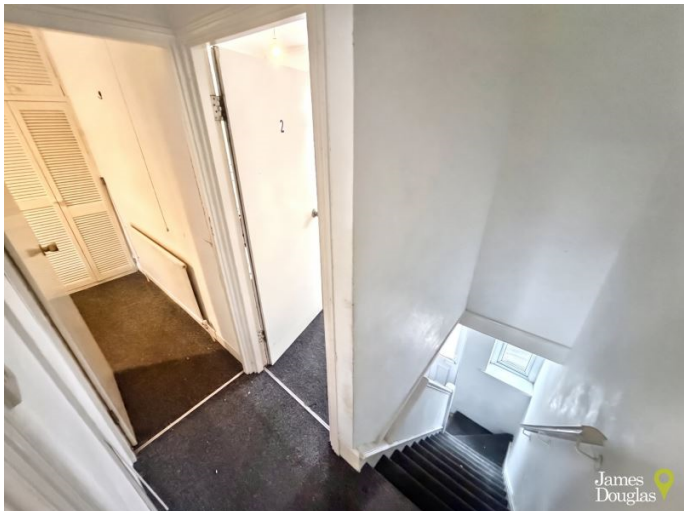
With two bedrooms currently occupied, two further rooms being advertised for let and the opportunity to modernise, this property offers investors the chance to acquire a four-bedroom property with existing rental occupancy and scope to add value.

Early viewing is highly recommended.

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

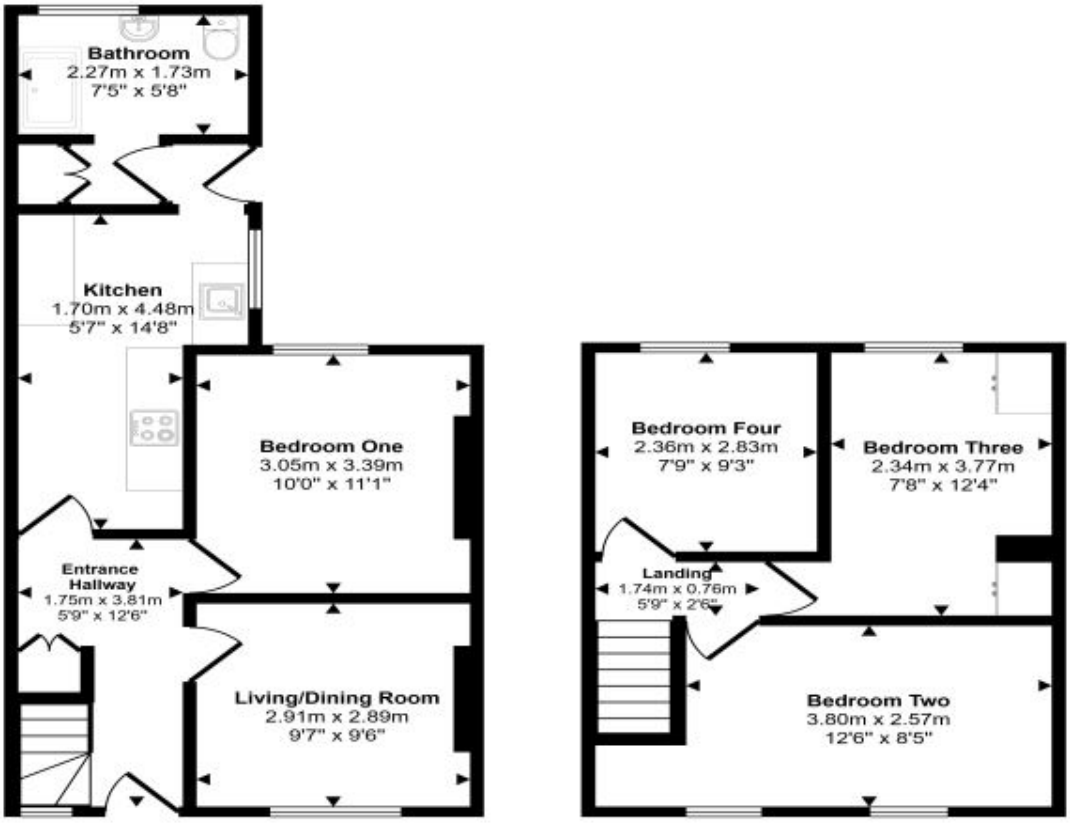
Accommodation…

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



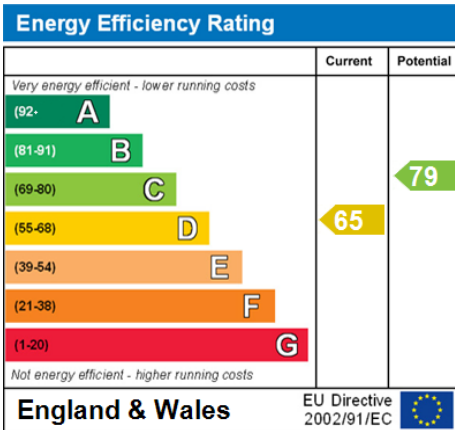
Floorplan

Approx Gross Internal Area
73 sq m / 789 sq ft



Ground Floor
Approx 42 sq m / 450 sq ft

First Floor
Approx 31 sq m / 338 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