James Douglas
SALES AND LETTINGS

FOR SALE

John Street, Treforest, Pontypridd, CF37 1SW

£200,000



- No Onward Chain
- HMO Licensed
- Walking Distance to University of South Wales
- Fully Rental Compliant
- Larger Than Average Property For The Street
- Sold With Tenant In Situ
- Investment

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Description…

James Douglas are delighted to welcome to the market this substantial six-bedroom end-of-terrace property, situated on John Street, Treforest, Pontypridd, currently operating as a fully occupied, licensed HMO.

Offering an attractive investment opportunity, the property is currently let to a combination of students and working professionals, generating an annual rental income of £21,420, representing an impressive gross yield of approximately 10.71% based on the asking price of £200,000.

The property is being sold as an established, income-producing investment, with all six bedrooms currently occupied. The existing tenancy agreements are due to expire at the end of January 2027, providing a prospective purchaser with an opportunity to review the rental arrangements and future occupancy.

It is important to note that the rental income is exclusive of utility bills and other household costs, with tenants responsible for their own gas, electricity, water and Council Tax payments.

Internally, the accommodation begins with an entrance hallway featuring a staircase leading to the first floor, together with access to bedrooms one and two and the communal living/dining room. The living/dining room provides access to the kitchen, which is positioned to the rear of the property and fitted with a range of modern grey wall and base units, laminate worktops, stainless steel sink, four-ring gas hob and fan-assisted oven. There is also space for a fridge/freezer, washing machine and dishwasher, while a side door provides access to the rear garden.

To the first floor, the landing gives access to the remaining four bedrooms, along with a bathroom, separate WC and an additional shower room, providing practical facilities for the property's six occupants.

Externally, the property benefits from a small, gated concrete frontage, with side access leading through to a south-east-facing rear garden. The garden is predominantly laid to concrete and patio slabs, offering a relatively low-maintenance outdoor space.

Conveniently located within Treforest, the property is well positioned for access to the University of South Wales, Treforest railway station and a range of local amenities, making it an appealing location for both student and professional tenants.

An excellent opportunity for investors seeking an established HMO with existing tenants, a strong rental income and an attractive gross yield. Early viewing is highly recommended.

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

Accommodation…

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

























Floorplan

Approx Gross Internal Area
123 sq m / 1327 sq ft



Ground Floor
Approx 67 sq m / 725 sq ft

First Floor
Approx 56 sq m / 601 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

