



King Street

Treforest Pontypridd, CF37 1RP

£124,950

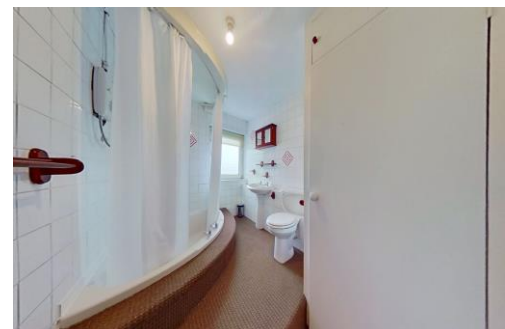
- HMO LICENSED
- THREE BEDROOMS
- FULLY LET UNTIL JULY 2025
- CLOSE TO UNIVERSITY
- NEAR AMENITIES
- EXCELLENT TRANSPORT LINKS

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**** HMO LICENSED * CLOSE TO UNIVERSITY AND AMENITIES * THREE BEDROOMS * LET UNTIL JULY 2025 * INVESTORS ONLY ****

Sell Right Estate Agents are pleased to present to the market this terraced property which has a HMO license for three bedrooms. Located in the heart of Treforest, the property's convenient locations lends itself to being within walking distance to Treforest Train Station, University of South Wales and all local amenities. The ground floor accommodation comprises of an entrance hallway, ground floor bedroom, lounge and substantially sized kitchen. The first floor consists of two well proportioned bedrooms and a roomy bathroom. Externally the property benefits from a spacious and enclosed rear garden. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: B

Gross Annual Council Tax Charge: £1566.62

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Mains fed gas via combi boiler

Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Entrance Hallway

UPVC double glazed door to front, plastered walls, textured ceiling, carpet flooring, doors to bedroom one and lounge, stairs to first floor landing.

Bedroom One 10' 7" x 9' 7" (3.23m x 2.91m)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator.

Lounge 11' 3" x 15' 1" (3.42m x 4.59m)

Plastered walls and ceiling, carpet flooring, radiator, opening to kitchen.

Kitchen 15' 5" x 12' 2" (4.69m x 3.72m)

UPVC double glazed window and door to rear, tiled walls, plastered ceiling, vinyl flooring, radiator, stainless steel sink unit with mixer tap, wall and base units with laminate roll top work surfaces.

First Floor Landing

Plastered walls, textured ceiling, carpet flooring, doors to bathroom and remaining two bedrooms.

Bathroom 9' 1" x 7' 0" (2.78m x 2.13m)

UPVC double glazed window to rear, tiled walls, textured ceiling, carpet flooring, radiator, W.C, wash hand basin, corner bath with over head shower, door to built in storage.

Bedroom Two 9' 3" x 15' 1" (2.83m x 4.59m)

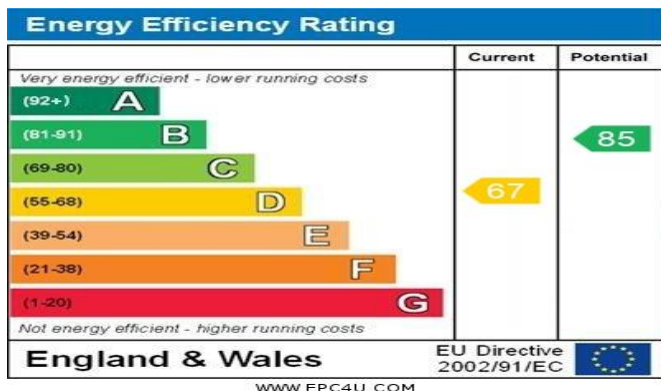
UPVC double glazed windows to front, plastered walls, textured ceiling, carpet flooring, radiator.

Bedroom Three 12' 5" x 7' 9" (3.79m x 2.35m)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator.

Rear Garden

Enclosed rear garden laid with patio, gated access to rear lane.



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and not necessarily to scale for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metrepro ©2024

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Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.