



## Stow Hill

Treforest Pontypridd, CF37 1RZ

**£410,000**

- EIGHT BEDROOMS
- FOUR RECEPTION ROOMS
- EIGHT BATHROOMS
- FORMER HOTEL
- SUBSTANTIAL PLOT
- INVESTMENT OPPORTUNITY

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**\*\* FORMER HOTEL \* EIGHT BEDROOMS \* EIGHT BATHROOMS \* FOUR RECEPTION ROOMS \* AMPLE PARKING \* EXCELLENT INVESTMENT POTENTIAL \*\***

Sell Right Estate Agents are pleased to present a unique opportunity to purchase this substantially sized detached property that until recently has been used as a bed & breakfast hotel. Central House is located in Stow Hill, right in the heart of Treforest. Treforest is home to the largest campus of the University of South Wales with a substantial student population. Stow Hill is also located approximately 1 mile south of the town centre of Pontypridd and the array of amenities and transport links that can be found therein. The property is also a short distance to the A470 link road which provides excellent access to the centre of Cardiff to the south as well as Merthyr Tydfil, Aberdare and the Brecon Beacons to the north.

This substantial property is set across three floors. On the ground floor, you'll find a welcoming hallway, reception desk, lounge, en-suite bedroom, kitchen, dining room, cloakroom suitable for disabled access and a laundry room. The first floor comprises of a shower room, sitting room and a further 5 bedrooms all set with an en-suite shower room. The second floor benefits from an additional bathroom, open plan reception room with kitchenette facilities and another two bedrooms. Externally the property boasts a car park, a spacious garage suitable for storage as well as breath taking valley-side views. We have also been advised that planning permission has been granted to construct a two bedroom townhouse at the front of the property. Please contact Sell Right Estate Agents to book your viewing on this property.

Tenure: Freehold  
 Council Tax Band: A  
 Gross Annual Council Tax Charge: £1342.81  
 Water - Mains feed  
 Electricity - Mains feed  
 Sewerage - Connected to public sewer  
 Heating - Mains fed gas

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>



TOTAL FLOOR AREA: 3419 sq.ft. (317.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.