



Rees Terrace

Treforest Pontypridd, CF37 1SX

£139,950

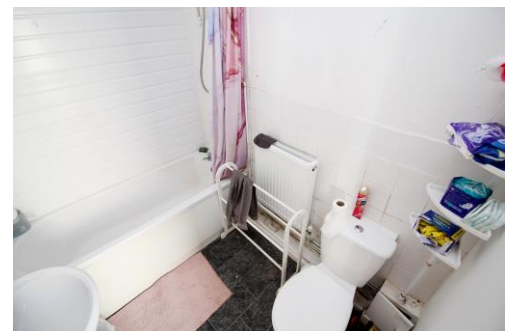
- NO ONWARD CHAIN
- LET ACADEMIC YEAR 23/24
- FOUR BEDROOMS
- EXCELLENT TRANSPORT LINKS
- RECENTLY FITTED COMBI BOILER
- CLOSE TO UNIVERSITY

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**** NO ONWARD CHAIN * INVESTORS ONLY * WALKING DISTANCE TO LOCAL AMENITIES * CLOSE TO TRANSPORT LINKS * HMO LICENSED ****

Sell Right Estate Agents are pleased to bring to the market this HMO licensed four bedroom property in the heart of Treforest and is currently let for the academic year 23/24 and has been achieving £1055pcm. The property is conveniently located by being within walking distance to all local amenities, transport links and University of South Wales. The ground floor accommodation benefits from an entrance hallway, lounge, bedroom one, kitchen and bathroom. The first floor comprises of a landing area and the remaining three bedrooms. Externally the property boasts a rear garden. Please contact Sell Right Estate Agents to book your viewing on this property with excellent investment.

Tenure: Freehold

Council Tax Band: C

Gross Annual Council Tax Charge: £1889.00

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 and ceiling, carpet flooring, radiator, doors to bedroom one and lounge, stairs to first floor landing.

Bedroom One 9' 11" x 14' 10" (3.02m x 4.52m)

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

Lounge 11' 7" x 15' 4" (3.53m x 4.67m)

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, door to under stairs storage, opening to kitchen.

Kitchen 9' 1" x 9' 2" (2.76m x 2.80m)

UPVC double glazed window to side, plastered walls and ceiling, vinyl flooring, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, space for washing machine, cooker and fridge/freezer, opening to lobby area.

Lobby

UPVC double glazed door to rear garden, plastered walls and ceiling, vinyl flooring, door to bathroom.

Bathroom 5' 8" x 7' 1" (1.72m x 2.17m)

Plastered, tiled and pvc panelled walls, plastered ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath with over head shower.

First Floor Landing

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, doors to three remaining bedrooms.

Bedroom Two 13' 3" x 12' 10" (4.04m x 3.90m)

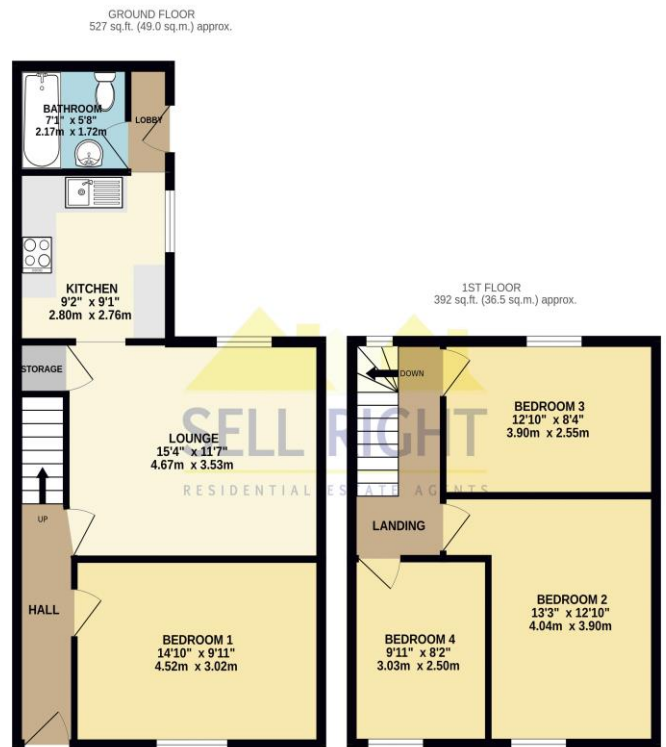
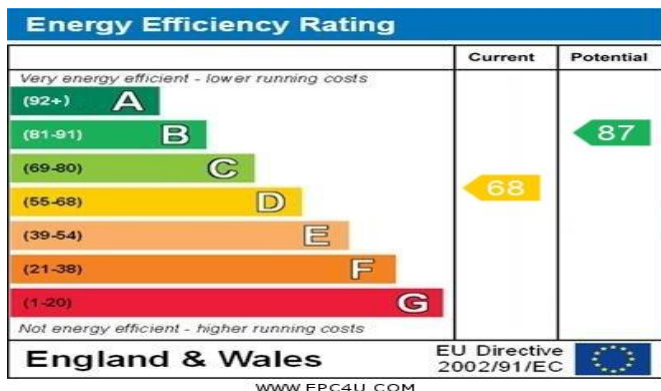
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Three 12' 10" x 8' 6" (3.90m x 2.58m)

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

Bedroom Four 9' 11" x 8' 2" (3.03m x 2.50m)

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



TOTAL FLOOR AREA: 920 sq.ft. (85.4 sq.m.) approx.
 While 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.