



## Birchwood Avenue

Treorest Pontypridd, CF37 1TZ

**£149,000**

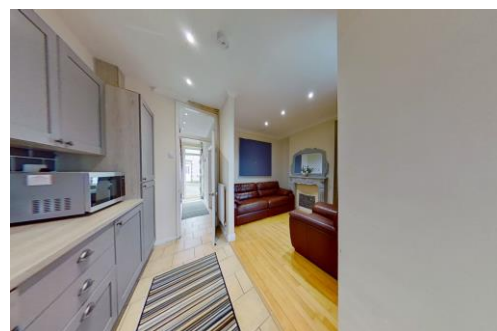
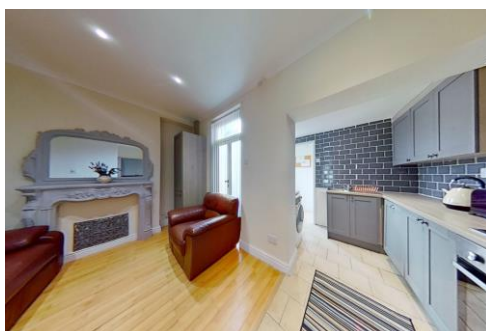
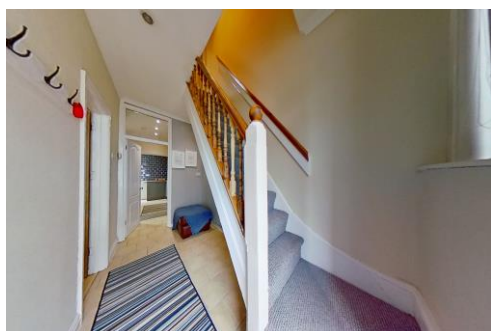
- HMO LICENSED
- LET UNTIL SUMMER 2025
- FOUR BEDROOMS
- CLOSE TO UNIVERSITY
- INVESTORS ONLY
- CONTEMPORARY DECOR

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Sell Right Estate Agents are pleased to present to the market this terraced property which has a HMO license for four bedrooms. Located in 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, contemporary open plan kitchen and living space, rear lobby and shower room. The first floor consists of a landing area offering access to a further three well proportioned bedrooms. Externally the property benefits from a low maintenance, 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: £1652.88
- 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 window to front, composite door to front, plastered and papered walls, plastered ceiling, tiled flooring, radiator, stairs to first floor landing, doors to bedroom one and open plan kitchen/living space.

**Bedroom One 10' 0" x 9' 8" (3.05m x 2.94m)**

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

**Kitchen/Living Space 14' 9" x 16' 2" (4.50m x 4.93m)**

UPVC double glazed windows and doors to rear garden, plastered walls and ceiling, tiled and solid wood flooring, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit, integrated appliances include fridge/freezer, dishwasher, oven and hob with over head extractor hood, door to rear lobby.

**Rear Lobby**

UPVC double glazed door to rear garden, plastered walls and ceiling, tiled flooring, door to shower room.

**Shower Room 7' 5" x 7' 10" (2.26m x 2.40m)**

UPVC double glazed window to rear, tiled walls and flooring, plastered ceiling, radiator, W.C, wash hand basin, shower cubicle.

**First Floor Landing**

Plastered walls and ceiling, carpet flooring, loft access, doors to remaining three bedrooms.

**Bedroom Two 9' 0" x 15' 7" (2.75m x 4.75m)**

UPVC double glazed windows to front, plastered walls and ceiling, solid wood flooring, radiator.

**Bedroom Three 12' 1" x 9' 8" (3.69m x 2.94m)**

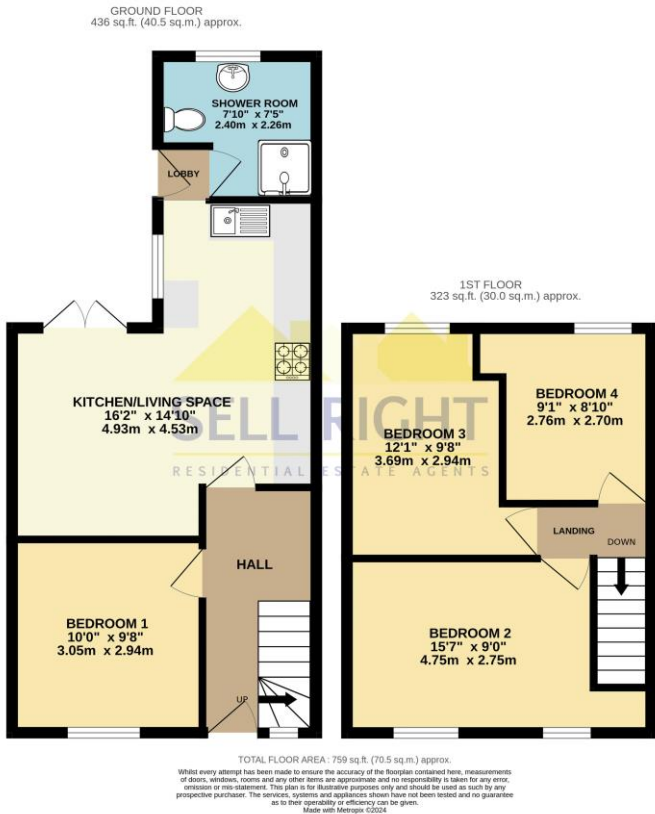
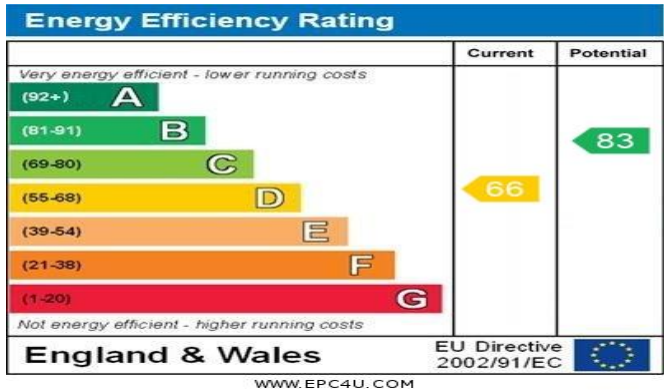
UPVC double glazed windows to rear, plastered walls and ceiling, solid wood flooring, radiator.

**Bedroom Four 9' 1" x 8' 10" (2.76m x 2.70m)**

UPVC double glazed windows to rear, plastered walls and ceiling, solid wood flooring, radiator.

**Rear Garden**

Low maintenance rear garden laid with stone chippings, gated access to rear garden.



**DISCLAIMER**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

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.