



Tower Street

Treforest Pontypridd, CF37 1NR

£145,000

- HMO LICENSED
- ON STREET PARKING
- FOUR BEDROOMS
- FULLY LET UNTIL JULY 2025
- THREE BATHROOMS
- CLOSE TO UNIVERSITY

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**** HMO LICENSED * CLOSE TO UNIVERSITY AND AMENITIES * FOUR BEDROOMS * FULLY LET * MODERNISED TO HIGH STANDARD * INVESTORS ONLY ****

Sell Right Estate Agents are pleased to present to the market this terraced property which has a HMO license for four bedrooms. Located 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 lower ground floor accommodation comprises of a modern kitchen/diner and two contemporary shower rooms. The upper ground floor consists of an entrance hallway, bedroom one and lounge. The first floor showcases a further two double bedrooms and a landing area which offers access to another bedroom on the top floor which boasts and en-suite bathroom. Externally the property benefits from a low maintenance 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>

Kitchen/Diner 15' 3" x 15' 8" (4.66m x 4.78m)

UPVC double glazed window and door to rear, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate work tops and tiled splash backs, integrated fridge/freezer, oven and hob with over head extractor hood, sink unit with mixer tap, doors to two shower rooms and fitted storage, stairs to upper ground floor hallway.

Shower Room One 5' 11" x 9' 1" (1.80m x 2.76m)

Plastered and tiled walls, plastered ceiling, tiled flooring, radiator, W.C, wash hand basin, shower cubicle.

Shower Room Two 9' 1" x 7' 7" (2.78m x 2.30m)

Plastered and tiled walls, plastered ceiling, tiled flooring, radiator, wash hand basin, shower cubicle, space for washing machine.

Hallway

Double glazed composite door to front, plastered walls and ceiling, laminate flooring, radiator, doors to lounge and one bedroom, stairs to first floor landing.

Lounge 9' 6" x 12' 6" (2.90m x 3.81m)

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

Bedroom One 12' 6" x 9' 2" (3.80m x 2.79m)

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

First Floor Landing

UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator, doors to two bedrooms and lobby area leading to fourth bedroom on top floor.

Bedroom Two 11' 0" x 7' 5" (3.35m x 2.27m)

UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator, door to fitted storage.

Bedroom Three 10' 5" x 9' 1" (3.17m x 2.77m)

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

Bedroom Four 13' 7" x 12' 7" (4.14m x 3.83m)

Double glazed velux windows to rear, plastered walls and ceiling, laminate flooring, radiator, doors to en-suite and fitted storage.

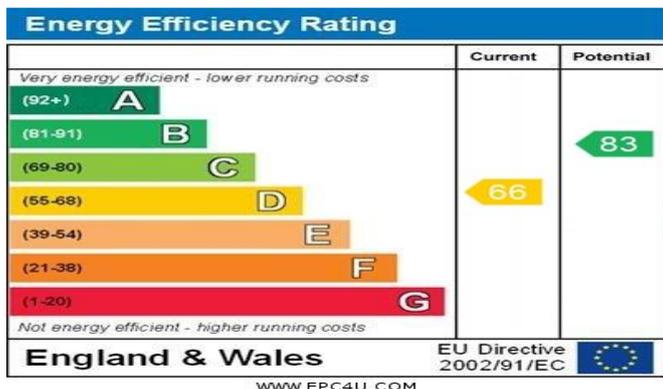
En-suite 9' 0" x 2' 10" (2.75m x 0.87m)

PVC panelled walls, plastered ceiling, laminate flooring, W.C, wash hand basin, shower cubicle.



TOTAL FLOOR AREA: 1158 sq. ft. (107.6 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.