



## Queen Street

Treforest Pontypridd, CF37 1RN

**£145,000**

- FOUR BEDROOMS
- HMO LICENSED
- TWO BATHROOMS
- FULLY LET
- CLOSE TO UNIVERSITY
- EXCELLENT TRANSPORT LINKS

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**\*\* HMO LICENSED \* CLOSE TO UNIVERSITY AND AMENITIES \* FOUR BEDROOMS \* 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 ground floor accommodation comprises of a lounge, ground floor bedroom, contemporary kitchen, shower room and a bathroom. 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 rear garden which also offers off road parking via a rear lane. Please contact Sell Right Estate Agents to book your viewing.

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>

**Lounge** 10' 1" x 16' 9" (3.08m x 5.10m)  
 UPVC double glazed window and door to front, plastered walls and ceiling, laminate flooring, radiator, opening to hallway.

**Hallway**  
 Plastered walls and ceiling, laminate flooring, doors to bedroom one, under stairs storage and kitchen.

**Bedroom One** 11' 3" x 10' 0" (3.42m x 3.05m)  
 UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator.

**Kitchen** 16' 6" x 8' 8" (5.04m x 2.65m)  
 UPVC double glazed window and door to rear garden, plastered and tiled walls, plastered ceiling, tiled flooring, wall and base units with laminate roll top work surfaces, stainless steel sink unit with mixer tap, integrated oven and gas hob with over head extractor fan, doors to bathroom and shower room.

**Shower Room** 6' 4" x 3' 7" (1.93m x 1.08m)  
 UPVC double glazed window to side, PVC panelled walls and ceiling, tiled flooring, W.C, wash hand basin, shower cubicle.

**Bathroom** 5' 7" x 8' 10" (1.70m x 2.68m)  
 UPVC double glazed window to rear, tiled and PVC panelled walls, PVC panelled ceiling, tiled flooring, radiator, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

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

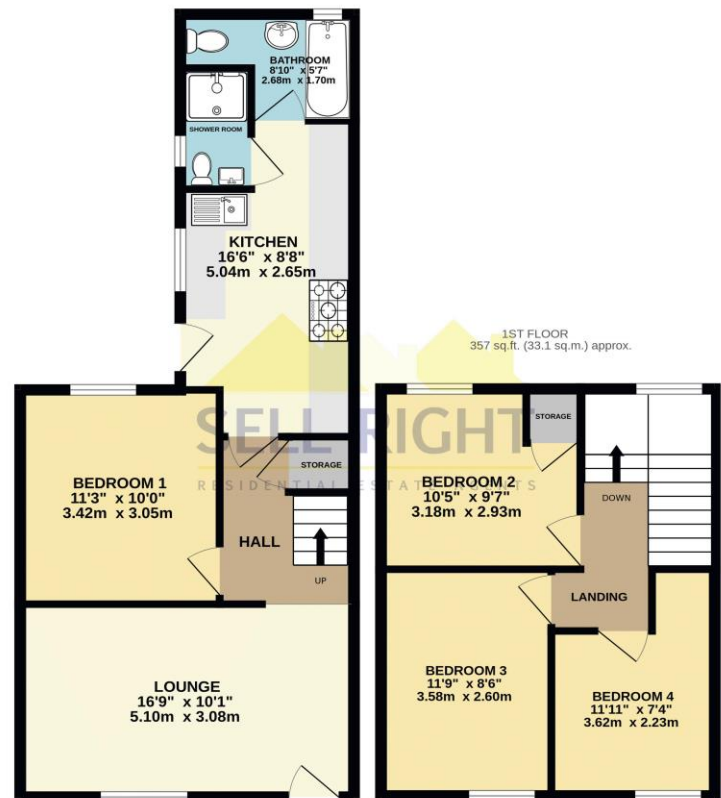
**Bedroom Two** 9' 7" x 10' 5" (2.93m x 3.18m)

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

**Bedroom Three** 11' 9" x 8' 6" (3.58m x 2.60m)  
 UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator.

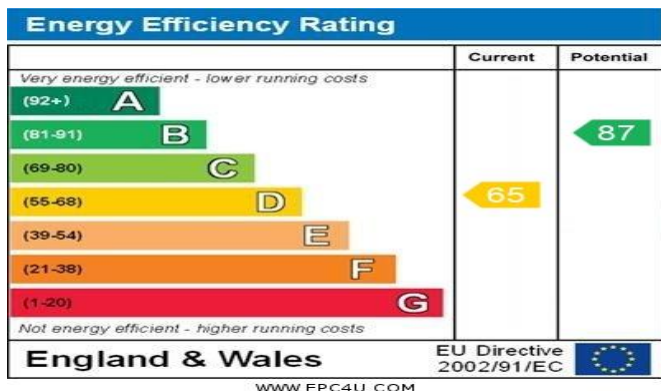
**Bedroom Four** 11' 11" x 7' 4" (3.62m x 2.23m)  
 UPVC double glazed window to front, plastered and papered walls, plastered ceiling, laminate flooring, radiator.

GROUND FLOOR  
 528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq.ft. (82.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.