



Wood Road

Treforest Pontypridd, CF37 1RJ

£139,950

- NO ONWARD CHAIN
- HMO LICENSED
- MODERN KITCHEN
- FOUR BEDROOMS
- CONTEMPORARY BATHROOM
- CLOSE TO UNIVERSITY

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**** FOUR BEDROOMS * HMO LICENSED * HMO LICENSED * SHORT WALK TO UNIVERSITY & LOCAL AMENITIES ****

Sell Right Estate Agents are pleased to bring to the market this spacious 4 bedroom HMO property in the heart of Treforest. The property's convenient location lends itself to being within walking distance to Treforest Train Station, University of South Wales as well as a diverse range of local amenities. The ground floor accommodation comprises of an entrance hallway, lounge, bedroom one and contemporary kitchen. The first floor boasts a landing area which offers access to the remaining three bedrooms and the bathroom. Externally the property benefits from an enclosed rear garden. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: C

Gross Annual Council Tax Charge: £1889.00

Parking: On street

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, plastered and papered walls, textured ceiling, carpet flooring, radiator, doors to lounge, bedroom one and kitchen, stairs to first floor landing.

Lounge 10' 0" x 12' 3" (3.04m x 3.73m)

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

Bedroom One 11' 9" x 9' 5" (3.59m x 2.86m)

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

Kitchen 10' 1" x 7' 3" (3.07m x 2.22m)

UPVC double glazed window and door to rear garden, plastered and tiled walls, plastered ceiling, tiled flooring, integrated oven and gas hob with over head extractor hood, stainless steel sink unit with mixer tap, space for fridge/freezer and washing machine.

First Floor Landing

Plastered and papered walls, textured ceiling, carpet flooring, doors to the bathroom and three remaining bedrooms.

Bathroom 10' 1" x 8' 3" (3.07m x 2.52m)

UPVC double glazed window to the side, plastered and PVC paneled walls, textured ceiling, vinyl flooring, W.C, wash hand basin, shower cubicle, radiator, cupboard housing combi boiler.

Bedroom Two 12' 8" x 9' 7" (3.87m x 2.93m)

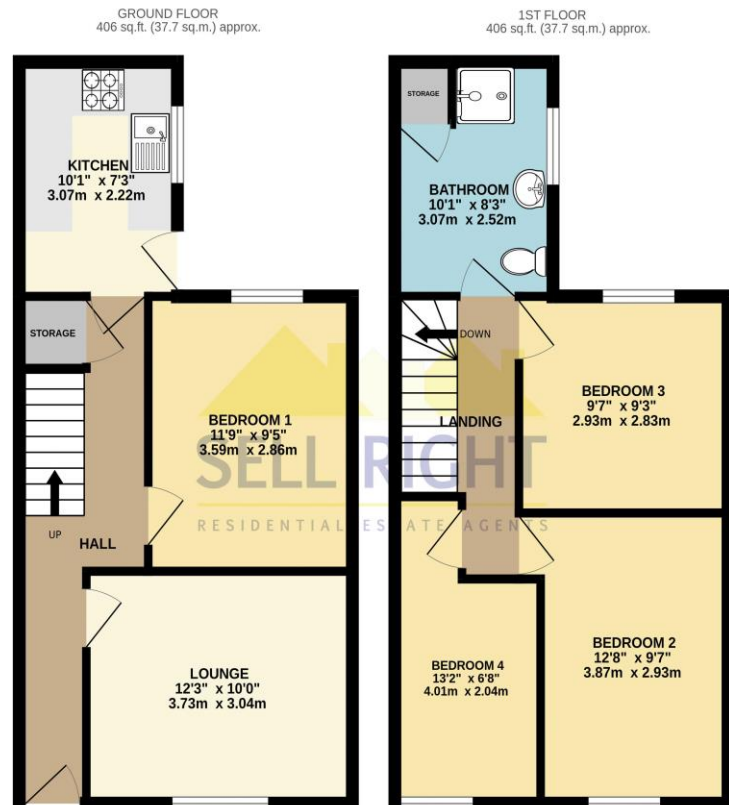
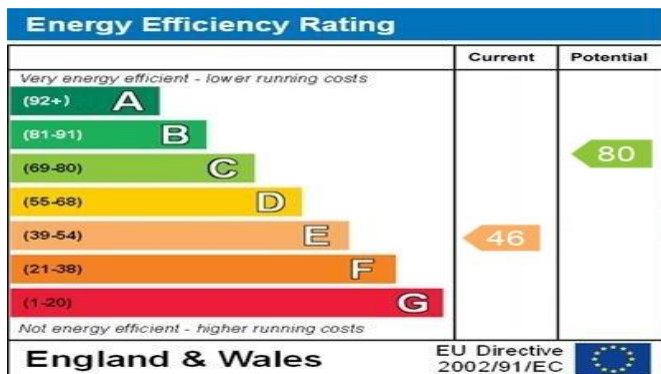
UPVC double glazed window to the front, plastered and papered walls, textured ceiling, carpet flooring, radiator.

Bedroom Three 9' 3" x 9' 7" (2.83m x 2.93m)

UPVC double glazed window to the rear, papered walls, textured ceiling, carpet flooring, radiator.

Bedroom Four 13' 2" x 6' 8" (4.01m x 2.04m)

UPVC double glazed window to the front, plastered and papered walls, textured ceiling, carpet flooring, radiator, loft access.



TOTAL FLOOR AREA: 812 sq.ft. (75.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.