



## Wood Road

Treforest Pontypridd, CF37 1RQ

**£124,950**

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- THREE BEDROOMS
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Sell Right Estate Agents are pleased to bring to the market this spacious 3 bedroom HMO property in 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, bay fronted lounge, kitchen and bathroom. The first floor boasts a landing area which offers access to three well proportioned bedrooms. Externally the property benefits from an enclosed rear garden and a courtyard to the front. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: B

Gross Annual Council Tax Charge: £1737.42

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 to front, plastered walls and ceiling, carpet flooring, radiator, doors to lounge and kitchen, stairs to first floor landing.

### Lounge 12' 10" x 12' 1" (3.90m x 3.69m)

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

### Kitchen 10' 8" x 12' 6" (3.26m x 3.80m)

UPVC double glazed door to rear, plastered walls and ceiling, vinyl flooring, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, sink unit with mixer tap, opening to under stairs storage, door to bathroom.

### Bathroom 5' 10" x 7' 6" (1.77m x 2.28m)

UPVC double glazed window to side, tiled walls and flooring, plastered ceiling, 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 bedrooms.

### Bedroom One 11' 11" x 8' 8" (3.64m x 2.64m)

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

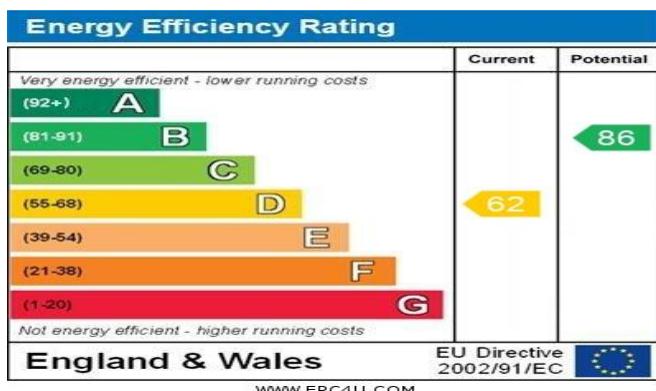
### Bedroom Two 9' 7" x 11' 0" (2.92m x 3.35m)

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

### Bedroom Three 12' 8" x 7' 9" (3.85m x 2.36m)

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

GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



### 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.