



Saron Street

Treorest, Pontypridd, CF37 1TF

£89,950

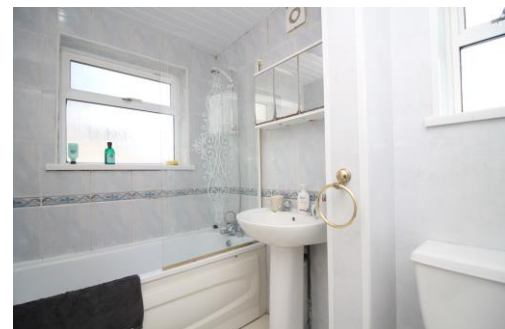
- NO ONWARD CHAIN
- UPVC DOUBLE GLAZED THROUGHOUT
- THREE BEDROOMS
- TENANTED
- HMO LICENSED
- EXCELLENT LOCATION

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**** HMO LICENSE * THREE BEDROOMS * EXCELLENT LOCATION ****

Sell Right Estate Agents are pleased to present to the market this spacious three bedroom HMO property in the heart of Treforest. The property's convenient location lends itself to easy access to the University of South Wales, transport links and local amenities. The ground floor accommodation boasts an entrance porch, inner hallway, lounge, bedroom three, kitchen and bathroom. The first floor comprises of a landing area offering access to the remaining two bedrooms. Externally the property consists of courtyards to the front and rear. Please contact Sell Right Estate Agents to book your viewing.

Entrance Porch

UPVC double glazed porch, tiled flooring, pvc paneled walls, papered ceiling, door to inner hallway.

Inner Hallway

Papered and plastered walls, textured ceiling, laminate flooring, stairs to landing, doors to bedroom three and lounge.

Bedroom Three 8' 10" x 8' 11" (2.68m x 2.72m)

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

Lounge 10' 8" x 12' 7" (3.25m x 3.84m)

UPVC double glazed window to the rear of the property, papered walls, textured ceiling, laminate flooring, radiator, door to under the stairs storage and kitchen.

Kitchen 11' 8" x 7' 4" (3.56m x 2.23m)

UPVC double glazed window and door to the rear courtyard, textured walls, plastered ceiling, tiled flooring, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and gas hob with over head extractor fan, space for fridge/freezer and washing machine, door to cupboard housing modern Worcester combination boiler.

Bathroom

UPVC double glazed windows to the side and rear of the property, tiled and pvc paneled walls, pvc panel ceiling, tiled flooring, radiator, W.C, wash hand basin, paneled bath with over head shower and glass side screen.

First Floor Landing

Papered walls, plastered ceiling, carpet flooring, doors to remaining two bedrooms, loft access.

Bedroom One 13' 8" x 9' 0" (4.17m x 2.75m)

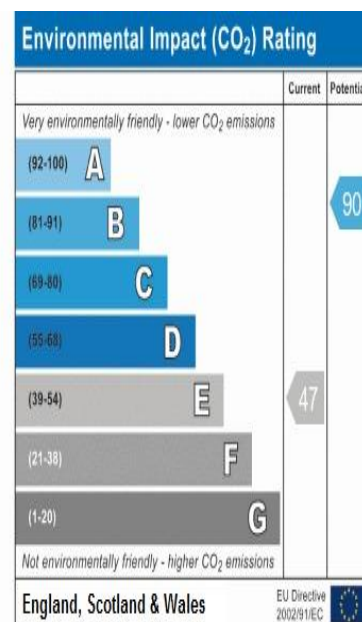
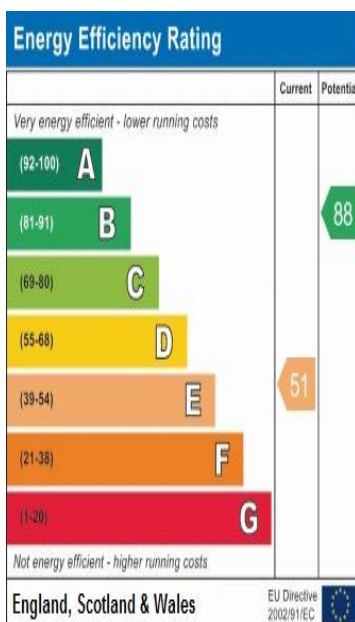
UPVC double glazed window to the front of the property, papered walls and ceiling, carpet flooring, radiator.

Bedroom Two 10' 7" x 8' 1" (3.23m x 2.47m)

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

Externally

Courtyards to the front and rear of the property with gated access via next door to the rear courtyard.



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.