



King Street, Pontypridd

£125,000

- Investment Property
- Tenants In Situ
- Great Location
- Close To Treforest University
- EPC Rating: D



 3  1  2



About the property

Peter Alan Pontypridd are delighted to offer to the market this THREE bedroom mid terraced HMO property situated in close proximity to the University. Within this walking distance you have access to local amenities such as the local primary school, shops and bus routes plus. Further benefits include good road links to the city centre as the M4 and A470 is only a short drive away making this an ideal spot for commuter.

The first floor offers, a double bedroom to the front of the house, further living area that leads to a diner with access to the kitchen, bathroom and stairs to first floor. To the first floor you are met with two double bedrooms. The rear garden is laid with patio and is flat and enclosed. The garden also offers a brick built shed.

Entrance Hallway

Accessed via UPVC front door into entrance hallway. Door to lounge and access to dining area, communal area, kitchen and bathroom beyond.

Bedroom Three

9' 7" x 9' 6" (2.92m x 2.90m)

UPVC window to front elevation, carpeted flooring, radiator(s) and powerpoint(s).

Communal Area

13' x 9' 2" (3.96m x 2.79m)

UPVC window to rear. Access to diner and kitchen.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Accommodation

Diner

10' 9" x 6' 5" (3.28m x 1.96m)

Access to kitchen and bathroom. Stairs leading to first floor.

Kitchen

10' 8" x 6' 9" (3.25m x 2.06m)

Comprising a range of matching wall and base units with contrast worktop over. Space for washing machine, tumble dryer and fridge freezer, stainless steel sink with tap. Partially tiled walls, UPVC window to rear elevation and wall mounted boiler installed in 2022.

Bathroom

Three piece suite comprising low level wc, pedestal wash hand basin and corner shower. Fully tiled walls, radiator and obscured UPVC window to rear elevation.

Landing To First Floor

Stairs from dining room provide access to first floor landing. Access to bedrooms one and two.

Bedroom One

14' 1" x 9' 6" (4.29m x 2.90m)

Two UPVC windows to front elevation, carpeted flooring, radiator(s) and powerpoint(s).

Bedroom Two

11' 4" x 9' 3" (3.45m x 2.82m)

UPVC window to rear elevation, built in storage cupboard, carpeted flooring, radiator(s) and powerpoint(s).