



## 25 STOW HILL. PONTYPRIDD. CF37 1RZ

**£135,000**

**\*\*HMO LICENCED\*\***  
**\*\*TENANTED PROPERTY\*\***  
**\*\*RENTAL INCOME £930 PCM\*\***

A fantastic opportunity to purchase this 3 bedroom, spacious, mid terrace HMO property in the popular area of Treforest, Pontypridd. Ideally situated within walking distance to the university, train station and local amenities.

The ground floor comprises of entrance hallway, lounge, spacious bedroom, and well proportioned kitchen.



### ENTRANCE HALLWAY

Entrance hallway with doors leading to the lounge, first bedroom and kitchen,

### LOUNGE

11'11 x 11'08 max (3.63m x 3.56m max)



Excellent lounge to the front of the property with bay window.

### BEDROOM ONE

11'02 x 10'03 max (3.40m x 3.12m max)



Spacious bedroom located on the ground floor, with rear facing window.

### KITCHEN

10'11 x 8'02 max (3.33m x 2.49m max)



Well proportioned kitchen with fitted appliances and direct access to the rear garden.

### BEDROOM TWO

16'01 x 9'05 max (4.90m x 2.87m max)



Generous bedroom with two front facing windows.

### BEDROOM THREE

10'10 x 10'01 max (3.30m x 3.07m max)

Spacious bedroom with rear facing window.

### BATHROOM

10'05 x 7'10 max (3.18m x 2.39m max)



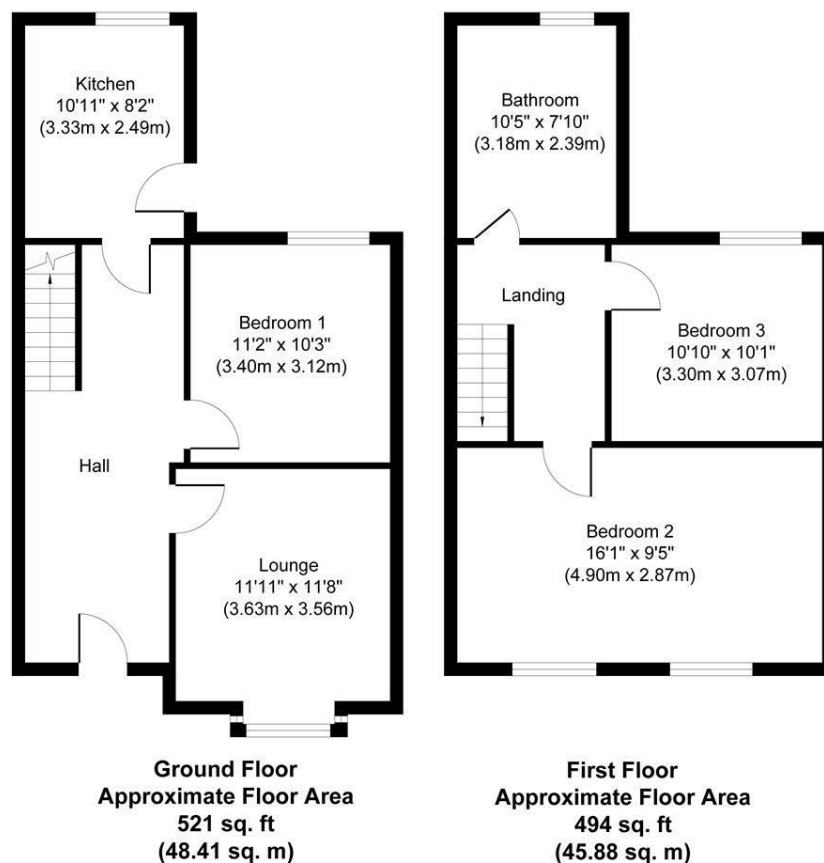
Large bathroom with shower over bath, low level WC and wash hand basin.

### OUTSIDE SPACE



Low maintenance paved courtyard garden to rear.

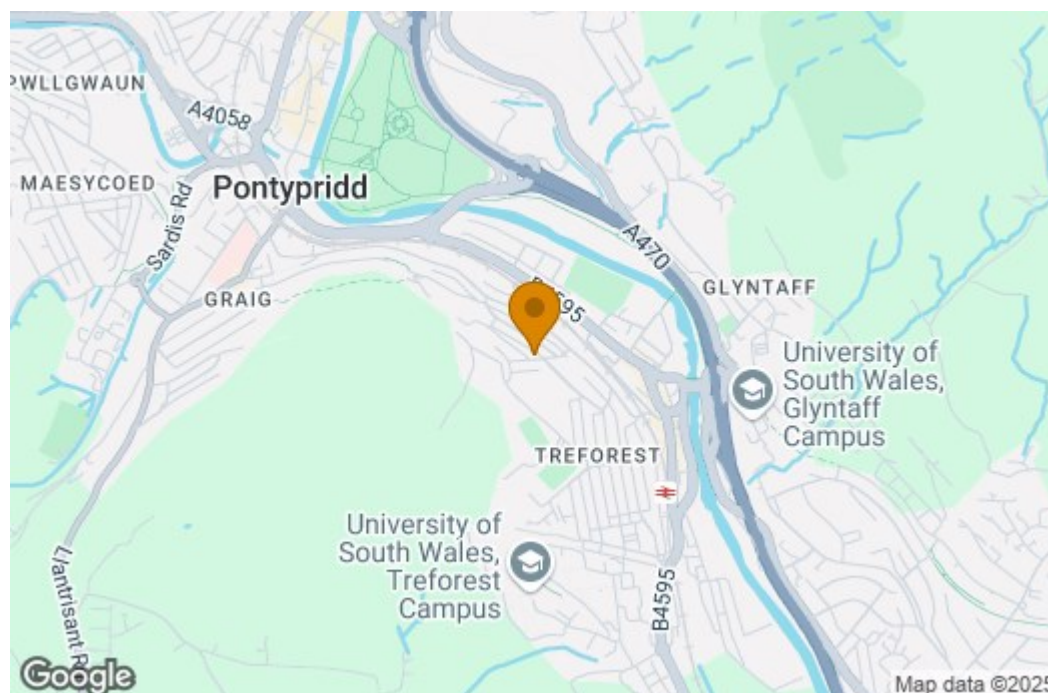
## FLOOR PLAN



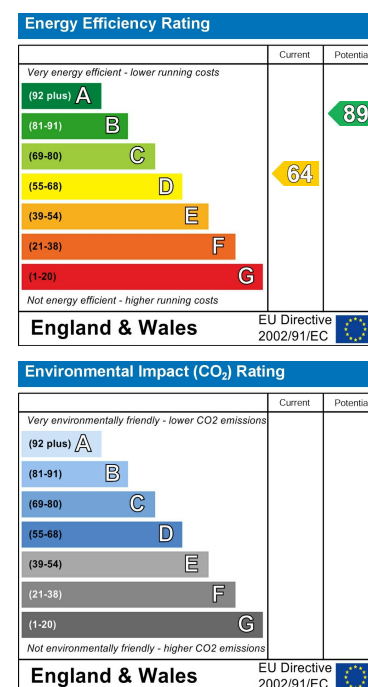
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## AREA MAP



## ENERGY EFFICIENCY GRAPH



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