



## 25 STOW HILL. PONTYPRIDD. CF37 1RZ

**£135,000**

**\*\*HMO LICENCED\*\***  
**\*\*TENANTED PROPERTY\*\***  
**\*\*RENTAL INCOME £990 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)



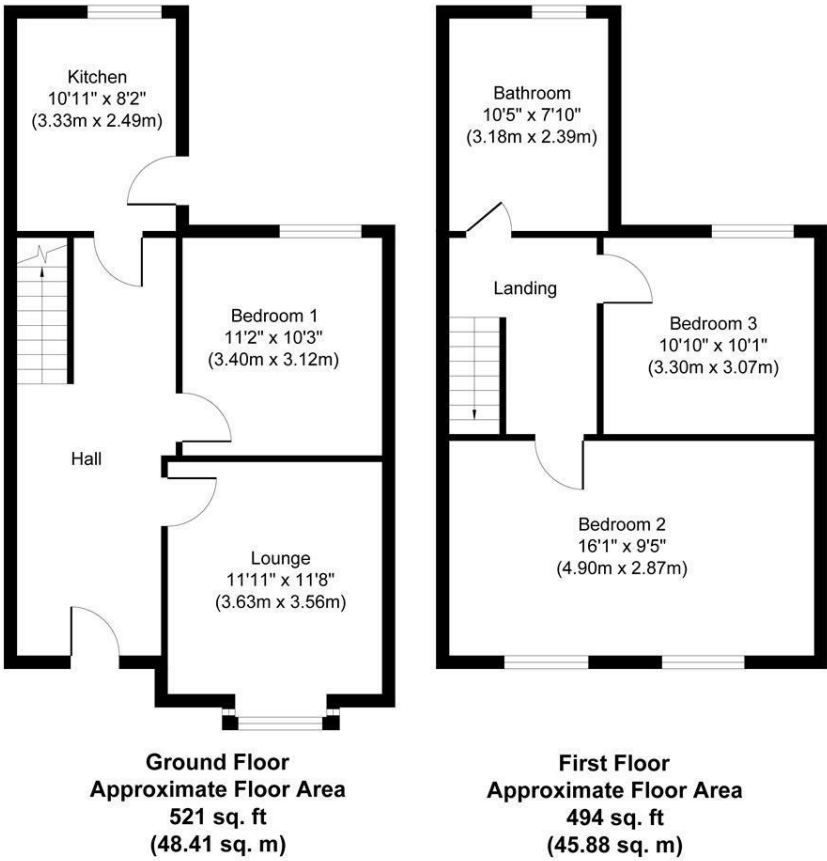
Large bathroom with shower over bath, low level WC and wash hand basin.

### OUTSIDE SPACE



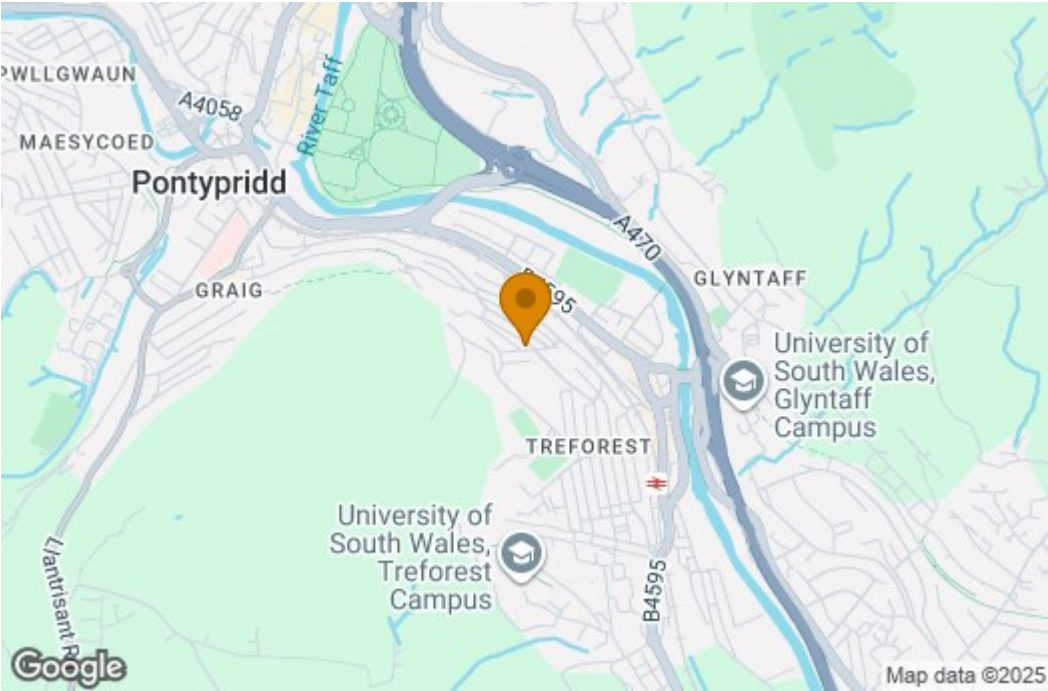
Low maintenance paved courtyard garden to rear.

FLOOR PLAN

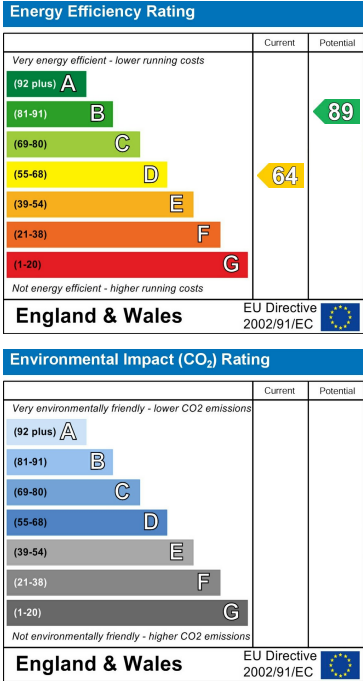


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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AREA MAP



ENERGY EFFICIENCY GRAPH



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