



## 4 BROOK STREET

TREFOREST, PONTYPRIDD, CF37 1TW

**£150,000**

\*\*HMO LICENCED\*\*

\*\*POTENTIAL RENT CIRCA £1200 PCM\*\*

A fantastic opportunity to purchase this 4 bedroom, mid terrace HMO property in the popular area of Treforest, Pontypridd. Ideally situated just a stones throw from the university, train station and local amenities.

The ground floor comprises of entrance hallway, spacious bedroom, generous lounge, well proportioned kitchen and downstairs bathroom with separate WC.

On the first floor are three excellent sized, spacious bedrooms.

The property also benefits from an excellent low maintenance courtyard garden to the rear.

\*The vendor has indicated this is a freehold property, to be confirmed by a solicitor\*

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- HMO
- INVESTMENT POTENTIAL
- WALKING DISTANCE TO THE UNIVERSITY
- WALKING DISTANCE TO THE TRAIN STATION
- CLOSE TO LOCAL AMENITIES
- WELL PRESENTED
- CHAIN FREE
- FOUR BEDROOMS
- GARDEN

## ENTRANCE HALLWAY

## BEDROOM ONE

11'11 x 8'11 max (3.63m x 2.72m max)

## LOUNGE

12'03 x 12'03 max (3.73m x 3.73m max)

## KITCHEN

10'06 x 9'03 max (3.20m x 2.82m max)

## BATHROOM

6'07 x 5'08 (2.01m x 1.73m)

## WC

## BEDROOM TWO

12'10 x 7'03 max (3.91m x 2.21m max)

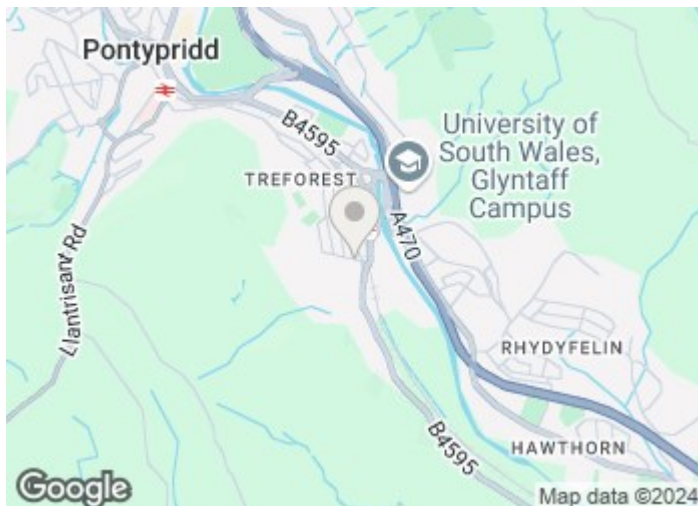
## BEDROOM THREE

11'09 x 8'07 max (3.40m x 2.62m max)

## BEDROOM FOUR

9'09 x 7'05 max (2.97m x 2.26m max)

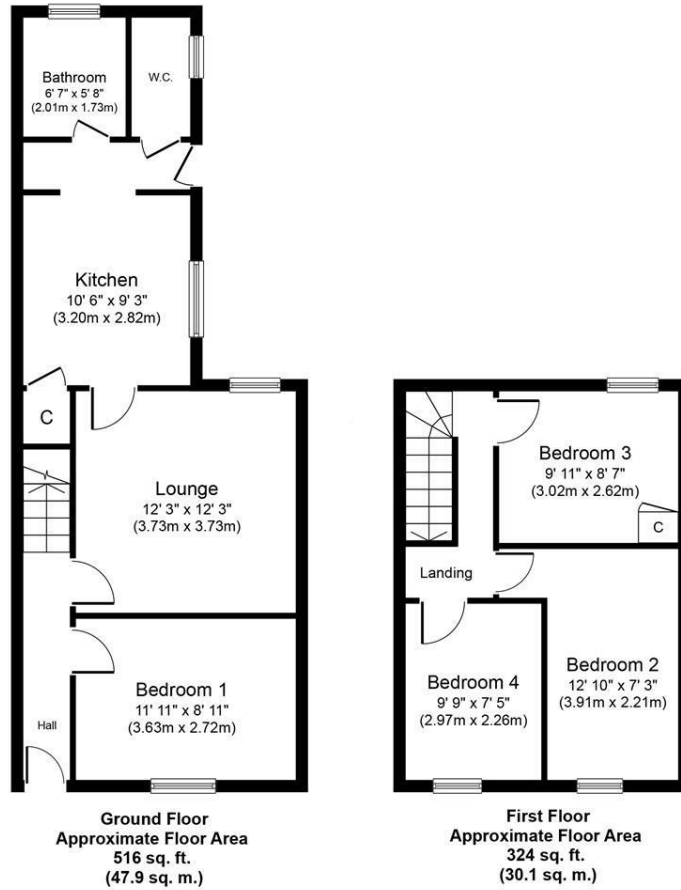
## OUTSIDE SPACE





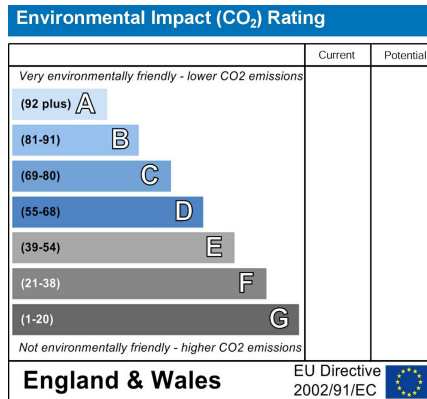
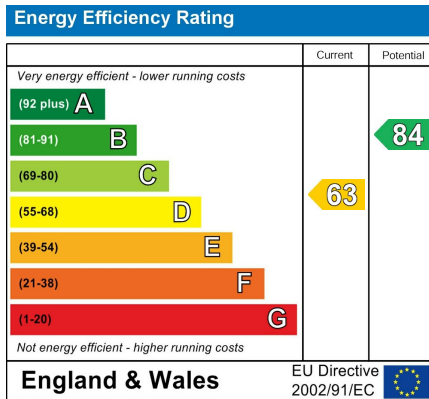


# FLOOR PLAN



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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