



Broadway

Treforest Pontypridd, CF37 1BE

£155,000

- HMO LICENSED
- FOUR BEDROOMS
- CLOSE TO UNIVERSITY
- CLOSE TO AMENITIES
- MODERNISED THROUGHOUT
- EXCELLENT TRANSPORT LINKS

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**** HMO LICENSED * CLOSE TO UNIVERSITY AND AMENITIES * FOUR BEDROOMS * IMMACULATEDLY PRESENTED ****

Sell Right Estate Agents are pleased to present to the market this modernised terraced property which has a HMO license for four bedrooms. Located in the heart of Treforest, the property's convenient location lends itself to being within walking distance to Treforest Train Station, University of South Wales and all local amenities. The ground floor accommodation comprises of an entrance porch, lounge, rear lobby, kitchen, inner hallway, bedroom one and a spacious bathroom. The first-floor landing offers access to a further three well proportioned bedrooms and the loft. Externally the property benefits from an enclosed and well-maintained rear garden. Please contact Sell Right Estate Agents to book your viewing on this excellent investment.

- Tenure: Freehold
- Council Tax Band: B
- Gross Annual Council Tax Charge: £1815.45
- Parking: On street
- Water - Mains feed
- Electricity - Mains feed
- Sewerage - Connected to public sewer
- Heating - Mains fed gas via combi boiler
- Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Entrance Porch

UPVC double glazed door to front, plastered walls and ceiling, laminate flooring, door to lounge.

Lounge 14' 1" x 10' 9" (4.29m x 3.28m)

UPVC double glazed door to window, plastered walls and ceiling, laminate flooring, radiator, door to hallway, opening to lobby.

Lobby

UPVC double glazed door to rear, plastered walls and ceiling, laminate flooring, doors to bathroom and kitchen.

Bathroom 11' 9" x 5' 7" (3.57m x 1.69m)

UPVC double glazed window to rear, PVC panelled walls, vinyl flooring, W.C, wash hand basin, shower cubicle, radiator.

Kitchen 9' 11" x 8' 9" (3.02m x 2.66m)

UPVC double glazed window to side, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate roll top work surfaces and splash backs, stainless steel sink unit with mixer tap, integrated oven and hob with over head extractor hood, space for fridge/freezer and washing machine.

Hallway

Plastered walls and ceiling, laminate flooring, door to bedroom one, stairs to first floor landing.

Bedroom One 8' 5" x 9' 1" (2.56m x 2.76m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator.

First Floor Landing

Plastered wall and ceiling, carpet flooring, doors to remaining bedrooms, loft access.

Bedroom Two 8' 2" x 8' 2" (2.5m x 2.5m)

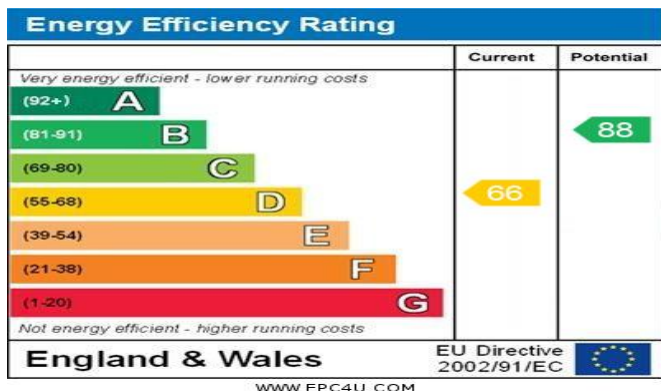
UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Three 6' 7" x 12' 1" (2.01m x 3.68m)

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

Bedroom Four 14' 11" x 9' 5" (4.55m x 2.87m)

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



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.