



## Oxford Street

Treorest Pontypridd, CF37 1RU

**£155,000**

- HMO LICENSED
- FULLY LET ACADEMIC YEAR 25/26
- FOUR BEDROOMS
- CLOSE TO UNIVERSITY
- MODERN KITCHEN
- CONTEMPORARY

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**\*\* INVESTORS ONLY \* WALKING DISTANCE TO LOCAL AMENITIES \* CLOSE TO RAIL AND BUS LINKS \* HMO LICENSED \* FOUR BEDROOMS \* LARGE WELL MAINTAINED GARDEN \* CLOSE TO UNIVERSITY \* FULLY LET ACADEMIC YEAR 25/26 \*\***

Sell Right Estate Agents are pleased to offer for sale this HMO licensed four bedroom property in the heart of Treforest. The property is conveniently located within a short walking distance to public transport links, the University of South Wales and all local amenities. The ground floor accommodation benefits from an entrance hallway, lounge, bedroom one, modern kitchen and contemporary bathroom. The first floor comprises of a landing area and a further three double bedrooms. Externally the property boasts a spacious, low maintenance rear garden. Please contact Sell Right Estate Agents to book a viewing on this excellent investment.

Tenure: Freehold  
 Council Tax Band: C  
 Gross Annual Council Tax Charge: £1985.64  
 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 Hallway**

UPVC double glazed door to front, plastered walls and ceiling, laminate flooring, radiator, doors to bedroom on and lounge, stairs to first floor landing.

**Bedroom One 9' 6" x 10' 6" (2.90m x 3.19m)**

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

**Lounge 10' 8" x 10' 11" (3.25m x 3.34m)**

UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator, door to kitchen.

**Kitchen 7' 11" x 7' 8" (2.41m x 2.34m)**

UPVC double glazed window to side, plastered wall and ceiling, laminate flooring, radiator, wall and base units with mixer tap, integrated oven and gas hob with over head extractor hood, opening to rear lobby.

**Rear Lobby**

UPVC double glazed window to rear garden, plastered walls and ceiling, tiled flooring, door to bathroom.

**Bathroom 5' 8" x 7' 8" (1.72m x 2.34m)**

UPVC double glazed window to front, pvc panelled walls, plastered ceiling, tiled flooring, radiator, W.C., wash hand basin, panelled bath with over head shower and glass side screen.

**First Floor Landing**

Plastered walls and ceiling, carpet flooring, doors to remaining three bedrooms.

**Bedroom Two Dressing Room 8' 1" x 7' 10" (2.46m x 2.38m)**

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

**Bedroom Two 8' 7" x 8' 6" (2.61m x 2.59m)**

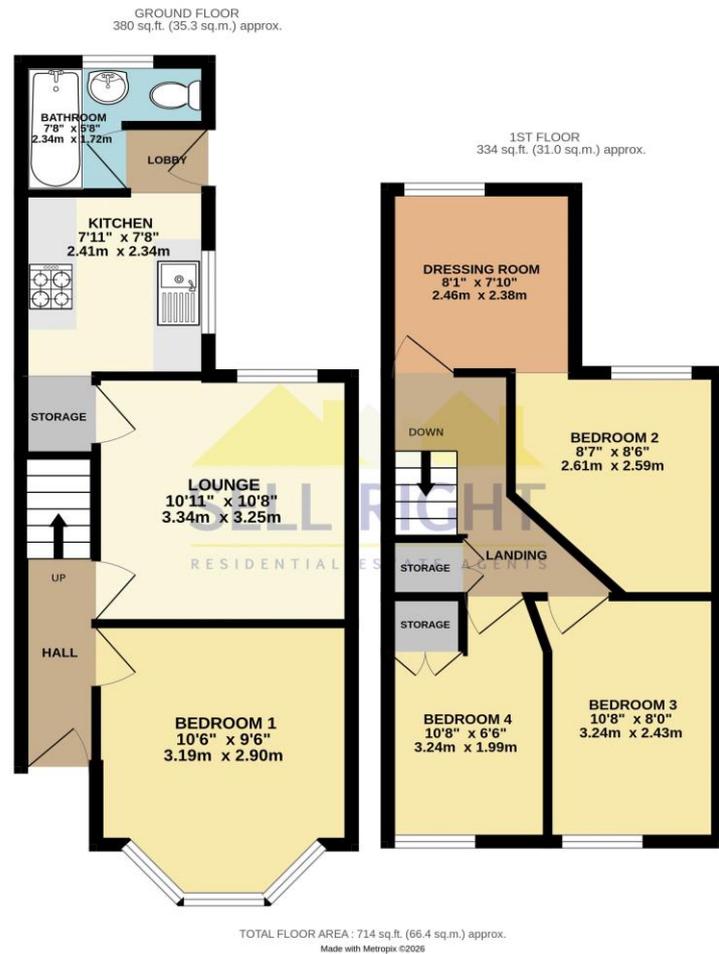
UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator.

**Bedroom Three 10' 8" x 8' 0" (3.24m x 2.43m)**

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

**Bedroom Four 10' 8" x 6' 6" (3.24m x 1.99m)**

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	85
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

**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.