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RESIDENTIAL ESTATE AGENTS



Llantwit Road

Treforest Pontypridd, CF37 1TY

£230,000

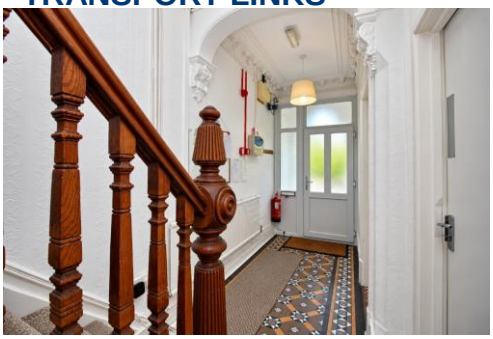
- HMO LICNESED FOR 6 BEDROOMS
- SPACIOUS KITCHEN
- EXCELLENT TRANSPORT LINKS
- NO ONWARD CHAIN
- PARKING TO REAR
- SUBSTANTIALLY SIZED PROPERTY

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**** NO ONWARD CHAIN * 6 BED HMO LICENSE * OPEN TO INVESTORS AND HOMEBUYERS * EXCELLENT TRANSPORT LINKS * OFF ROAD PARKING TO REAR ****

Located in the popular Treforest area of Pontypridd, this substantial property is within a short distance of Treforest Train Station, providing excellent commuter links. Currently benefiting from an HMO licence for six bedrooms, the property offers excellent investment potential while also being available to the residential market as a sizeable family home.

The accommodation comprises an entrance hallway, bay-fronted lounge, bedroom one/dining room, kitchen, shower room, utility area and separate W.C. to the ground floor. The first floor offers four bedrooms and a bathroom, with stairs leading to a converted loft providing an additional bedroom.

Externally, there are courtyard areas to the front and rear, along with off-road parking to the rear accessed via a rear lane.

Tenure: Freehold
Council Tax Band: D
Gross Annual Council Tax Charge: £2334.15
Parking: Off road via driveway
Water - Mains feed
Electricity - Mains feed
Sewerage - Connected to public sewer
Heating - Mains fed gas
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 window and door to front, papered walls, plastered ceiling, tiled flooring, radiator, doors to lounge, bedroom one/dining room, kitchen and under stairs storage.

Lounge *13' 1" into bay x 13' 2" (3.98m into bay x 4.02m)*
UPVC double glazed bay window to front, papered walls, plastered ceiling, carpet flooring, radiator.

Bedroom One/Dining Room *11' 3" x 11' 8" (3.43m x 3.56m)*
UPVC double glazed window to rear, papered walls, plastered ceiling, carpet flooring, radiator.

Kitchen *16' 8" x 9' 9" (5.09m x 2.98m)*
UPVC double glazed windows to side, plastered walls and ceiling, vinyl flooring, radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel double sink unit with mixer tap, integrated oven and gas hob with over head extractor fan, doors to utility space and downstairs W.C.

Downstairs W.C
Plastered walls and ceiling, vinyl flooring, W.C, wash hand basin.

Utility
UPVC double glazed door to rear garden, plastered walls and ceiling, vinyl flooring, laminate work tops, door to shower room.

Shower Room
Plastered and tiled walls, plastered ceiling, vinyl flooring, shower cubicle.

First Floor Landing
Papered walls, plastered ceiling, carpet flooring, doors to bathroom and four bedrooms, stairs to second floor landing.

Bathroom *7' 7" x 6' 8" (2.31m x 2.03m)*
UPVC double glazed window to side, plastered and panelled walls, panelled ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath with over head shower.

Bedroom Two *9' 10" x 9' 10" (3.00m x 2.99m)*
UPVC double glazed window to side, papered walls, plastered ceiling, carpet flooring, radiator.

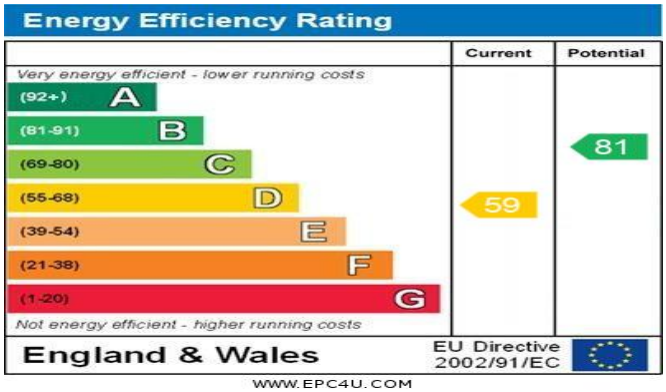
Bedroom Three *10' 10" max x 12' 0" max (3.31m max x 3.65m max)*
UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Four *10' 11" x 9' 9" (3.32m x 2.96m)*
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Five *10' 11" x 12' 0" (3.32m x 3.65m)*
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

Second Floor Landing
Double glazed velux window to front, papered walls and ceiling, carpet flooring, door to bedroom six.

Bedroom Six *15' 3" x 17' 7" (4.64m x 5.36m)*
Double glazed velux windows to front and rear, papered walls and ceiling, carpet flooring.





DISCLAIMER
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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.