

New Park Terrace, Treforest, Pontypridd, CF37 1TH
£135,000



- HMO Licensed
- West-facing Garden
- Walking Distance to University of South Wales
- Upstairs Shower Room
- Close To Local Amenities
- Sold with tenant in situ
- Fully Rental Compliant
- Investment

Description...

James Douglas is delighted to welcome this three bedroom mid-terrace HMO property to the market. Set in the popular area of Treforest, Pontypridd. The perfect investment property for any prospective HMO landlord. This property is in close proximity to the University of South Wales. In brief terms the accommodation comprises an entrance hallway, living/dining room and kitchen all on the ground floor. Upstairs there are two great sized double bedrooms, a good sized single bedroom and a shower room. Mains gas fired central heating (ideal combi boiler) and UPVC double glazed windows and doors throughout. On-street permit parking to front. The front garden is complemented by patio slabs. West facing low maintenance rear garden complemented by a concrete base, patio slabs and real grass. There is also a handy brick built storage shed. Rear access. EPC D potential C. Council tax band C.

****NO ONWARD CHAIN****

****£850 PCM INCOME - 8% YIELD - SOLD WITH TENANTS IN SITU****

****WALKING DISTANCE TO THE UNIVERSITY OF SOUTH WALES****

****FANTASTIC VIEWS TO THE FRONT****

New Park Terrace, Treforest is within walking distance of Treforest town centre and a few minutes drive from Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Parclewis Primary School & St Michael's R.C. Primary School with the local high school being Cardinal Newman R.C. Comprehensive School. Most importantly for any prospective landlord is that New Park Terrace is within walking distance of the University of South Wales. There are useful mainline railway stations in Treforest and Pontypridd town centre. Easy access to the M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

Additional Information

Tenure: Freehold

EPC: D

Council Tax Band: C

Accommodation...

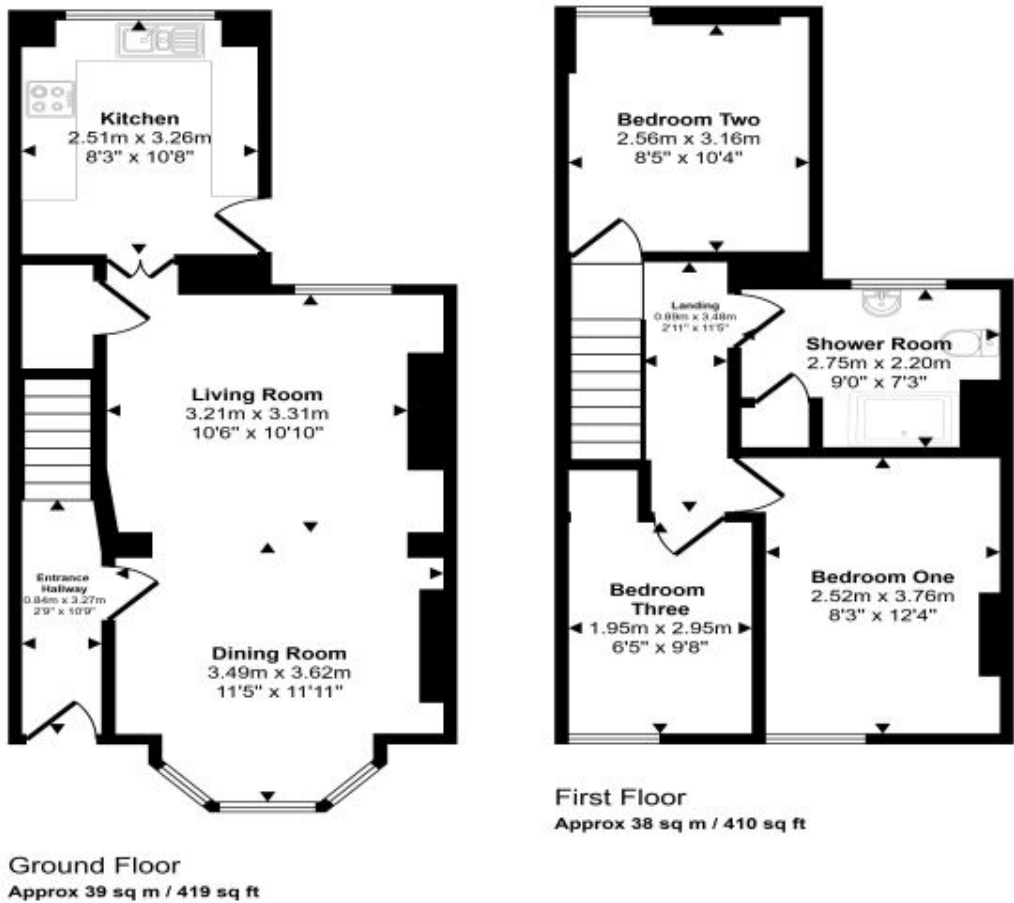
- Entrance Hallway
- Dining Room
- Living Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Shower Room
- Outside
- Directions





Floorplan

Approx Gross Internal Area
77 sq m / 829 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Rating

