



Wood Road

Treforest Pontypridd, CF37 1RH

£132,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- HMO LICENSED
- MODERN BATHROOM
- CONTEMPORARY KITCHEN
- CLOSE TO UNIVERSITY

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**** NO ONWARD CHAIN * INVESTORS ONLY * HMO LICENSED * THREE DOUBLE BEDROOMS * CLOSE TO AMENITIES * MODERN KITCHEN * CONTEMPORARY SHOWER ROOM * FULLY LET ACADEMIC YEAR 23/24 ****

Sell Right Estate Agents are pleased to bring to the market this three bedroom HMO property in the Treforest area of Pontypridd. The property has seen some tasteful renovations by the current owners such as a newly fitted shower room and a new kitchen. The property's location is within close proximity to local amenities and transport links such as Treforest train station as well as the University of South Wales Treforest Campus. The ground floor accommodation comprises of an entrance hallway, bedroom one, lounge, modern shower room and contemporary kitchen. The first floor boasts a landing area which offers access to a further two double bedrooms. Externally the property benefits from a low maintenance courtyard to the rear. Please contact Sell Right Estate Agents to book your viewing.

Hallway

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

Bedroom One 9' 10" x 10' 6" (2.99m x 3.20m)

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

Lounge 11' 10" x 10' 10" (3.60m x 3.29m)

Papered walls, plastered ceiling, carpet flooring, radiator, access to under stairs storage, door to kitchen.

Kitchen 7' 9" x 8' 4" (2.35m x 2.55m)

UPVC double glazed window and door to rear garden, plastered walls and ceiling, laminate flooring, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, space for cooker, washing machine and fridge/freezer, door to shower room.

Bathroom 7' 9" x 4' 9" (2.35m x 1.45m)

UPVC double glazed window to rear, tiled walls, plastered ceiling, laminate flooring, towel rail radiator, walk in shower cubicle, W.C, vanity wash hand basin.

First Floor Landing

Papered walls and ceiling, carpet flooring, doors to remaining two bedrooms.

Bedroom Two 13' 11" x 13' 1" (4.23m x 3.98m)

UPVC double glazed window to front, papered walls, plastered ceiling, carpet flooring, radiator, door to built in storage.

Bedroom Three 11' 0" x 6' 6" (3.36m x 1.99m)

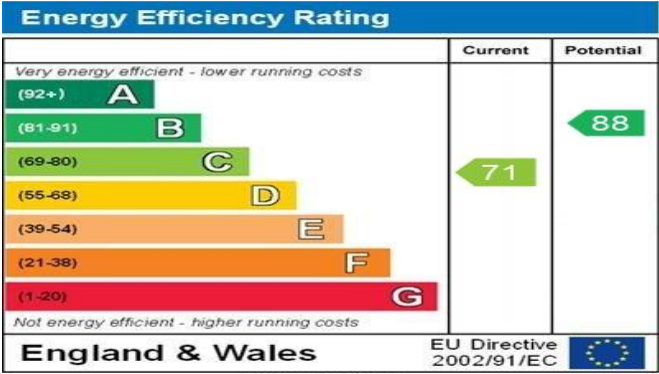
UPVC double glazed window to rear, papered walls, plastered ceiling, carpet flooring, radiator.

Externally

Enclosed and private courtyard to rear.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



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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.