



11 KINGSLAND TERRACE. PONTYPRIDD. CF37 1RX

£140,000

****HMO LICENCED****

****POTENTIAL RENT CIRCA £1200 PCM****

A fantastic opportunity to purchase this 4 bedroom, mid terrace HMO property in the popular area of Treforest, Pontypridd. Ideally situated just a short walk from the university, train station and local amenities.

The ground floor comprises of entrance hallway, spacious bedroom, generous lounge and well proportioned kitchen.

On the first floor are three excellent sized, spacious bedrooms and the bathroom.

ENTRANCE HALLWAY

Spacious entrance hallway with doors leading to the downstairs bedroom, lounge and stairs to the first floor.

BEDROOM ONE

11'01 x 10'08 max (3.38m x 3.25m max)



Spacious downstairs bedroom with front facing bay window.

LOUNGE

11'08 x 11'05 max (3.56m x 3.48m max)



Generous lounge with rear facing window and direct access to the kitchen, along with built in under stair storage.

KITCHEN

9'04 x 8'0 max (2.84m x 2.44m max)



Well proportioned kitchen with rear facing window, direct access to the garden, plenty of cupboard space and room for appliances, oven, free standing fridge and microwave.

BEDROOM TWO

9'08 x 9'01 max (2.95m x 2.77m max)



Spacious bedroom with window overlooking the rear garden.

BEDROOM THREE

11'0 x 7'07 max (3.35m x 2.31m max)



Spacious bedroom with front facing window.

BEDROOM FOUR

12'06 x 6'06 max (3.81m x 1.98m max)



Spacious bedroom with front facing window.

BATHROOM

9'03 7'11 (2.82m 2.41m)



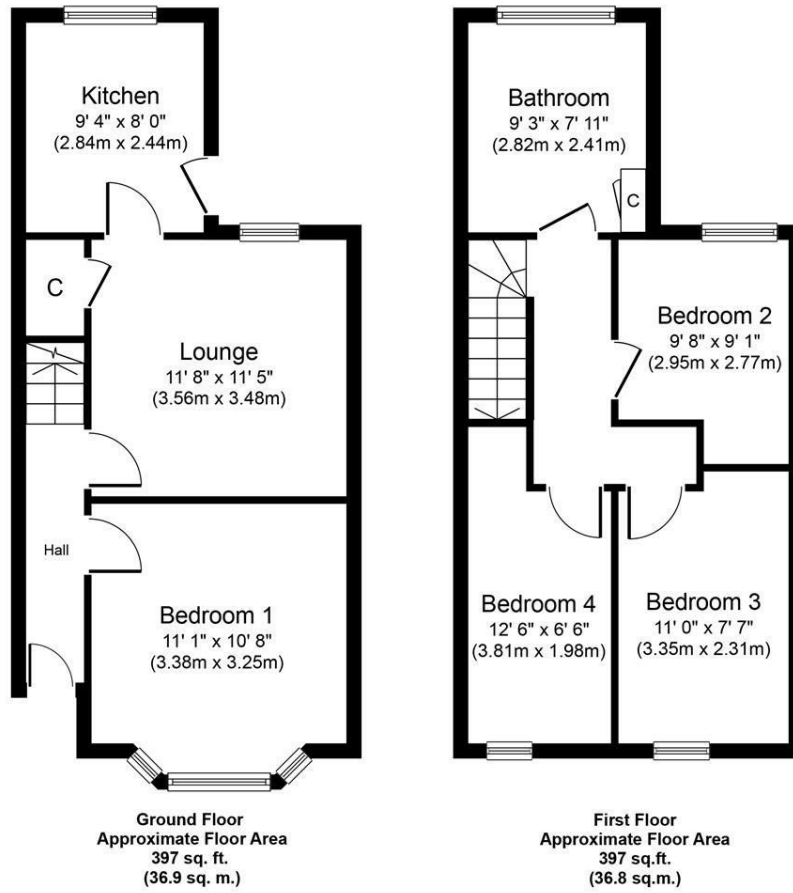
Excellent bathroom with shower over bath, wash hand basin, low level WC and built in storage cupboard, along with rear facing window.

REAR GARDEN



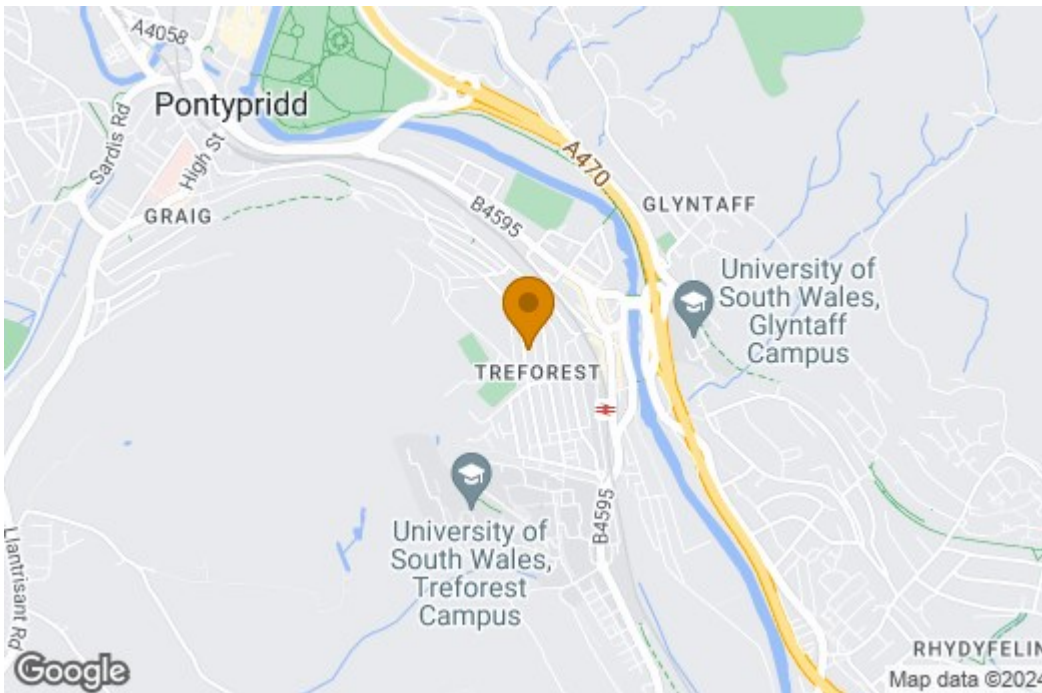
A large, low maintenance garden sits to the rear of the property, complete with rear gated access.

FLOOR PLAN

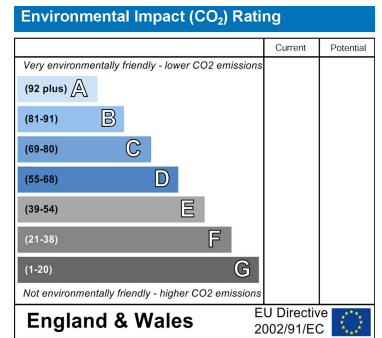
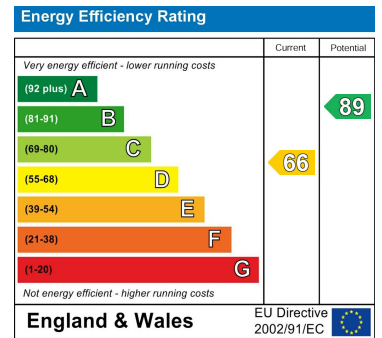


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2024 | www.houseviz.com

AREA MAP



ENERGY EFFICIENCY GRAPH



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.