



4 BROOK STREET. PONTYPRIDD. CF37 1TW

£150,000

****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 stones throw from the university, train station and local amenities.

The ground floor comprises of entrance hallway, spacious bedroom, generous lounge, well proportioned kitchen and downstairs bathroom with separate WC.

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

ENTRANCE HALLWAY

Entrance hallway with doors leading to the downstairs bedroom and lounge along with stairs to the first floor.

BEDROOM ONE

11'11 x 8'11 max (3.63m x 2.72m max)



Spacious bedroom with front facing window.

LOUNGE

12'03 x 12'03 max (3.73m x 3.73m max)



Excellent lounge with direct access to the kitchen and rear facing window.

KITCHEN

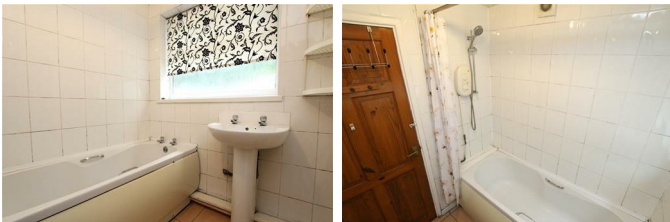
10'06 x 9'03 max (3.20m x 2.82m max)



Generous kitchen with plenty of cupboard space and room for appliances, along with a very useful built in storage cupboard under the stairs.

BATHROOM

6'07 x 5'08 (2.01m x 1.73m)



Downstairs bathroom with shower over bath and wash hand basin.

WC



Separate WC with wash hand basin.

BEDROOM TWO

12'10 x 7'03 max (3.91m x 2.21m max)



Spacious bedroom with front facing window.

BEDROOM THREE

9'11 x 8'07 max (3.02m x 2.62m max)



Spacious bedroom with window over looking the rear garden.

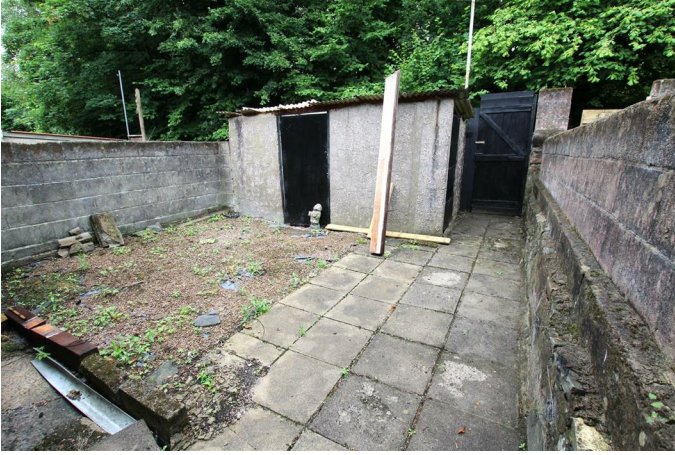
BEDROOM FOUR

9'09 x 7'05 max (2.97m x 2.26m max)



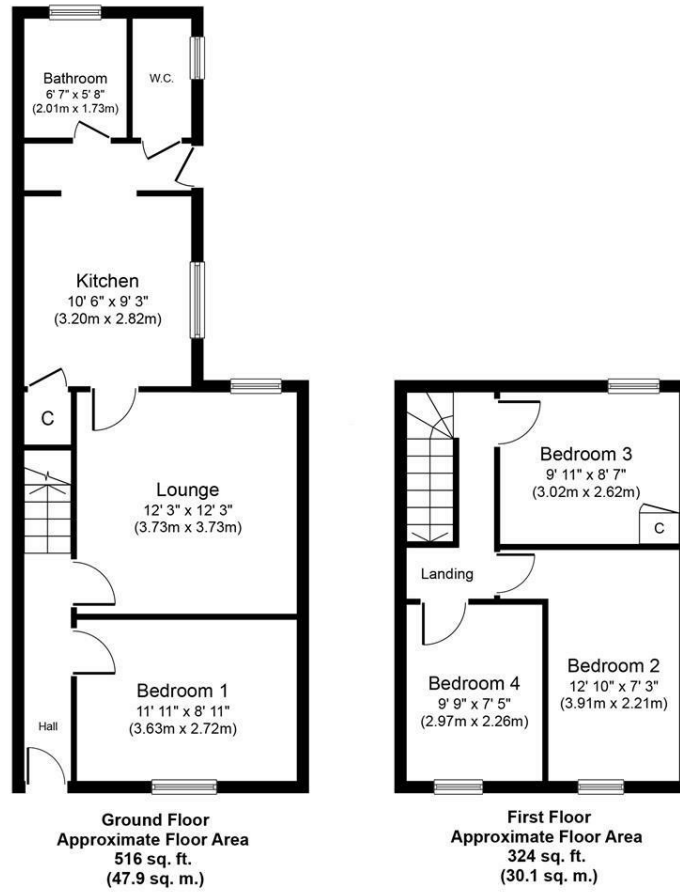
Fourth excellent sized bedroom with front facing window.

OUTSIDE SPACE



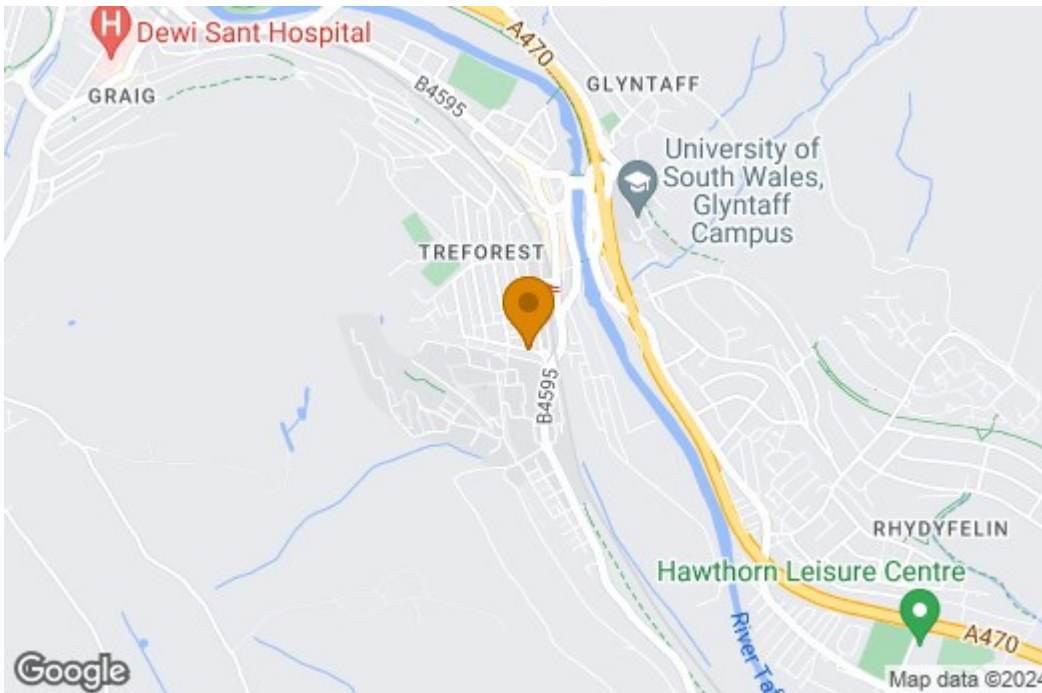
There is a low maintenance courtyard garden situated to the rear of the property.

FLOOR PLAN

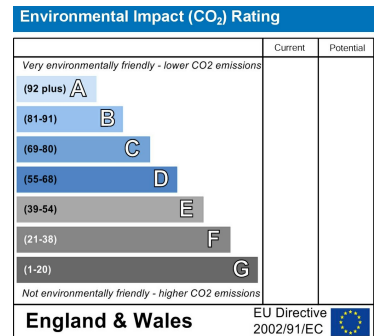
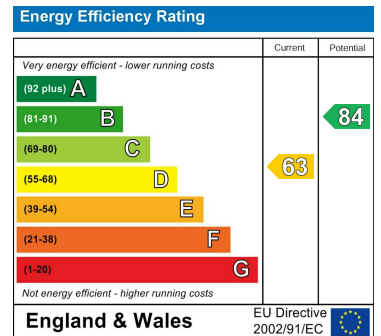


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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.