



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.

The property also benefits from an ample, low maintenance garden, with rear gated access.

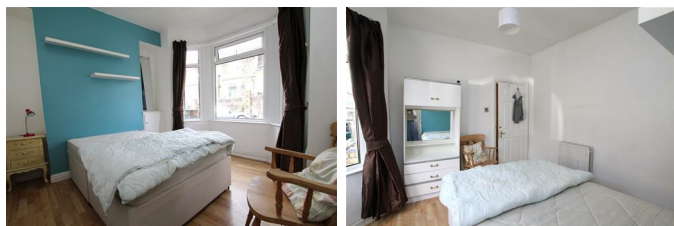
The vendor has indicated this is a freehold property, to be confirmed by a solicitor

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

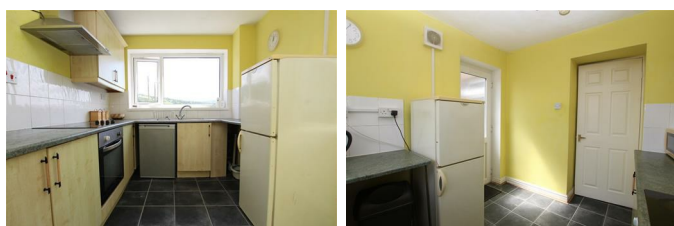
11'08 x 11'05 max (3.56m x 3.48m max)



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

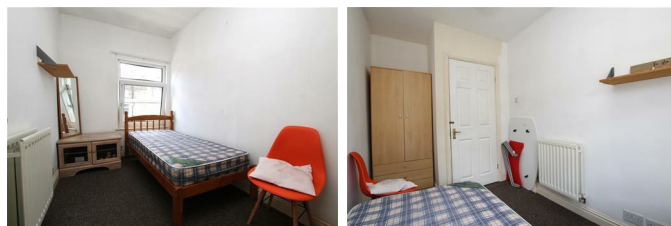
11'0 x 7'07 max (3.35m x 2.31m max)



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)



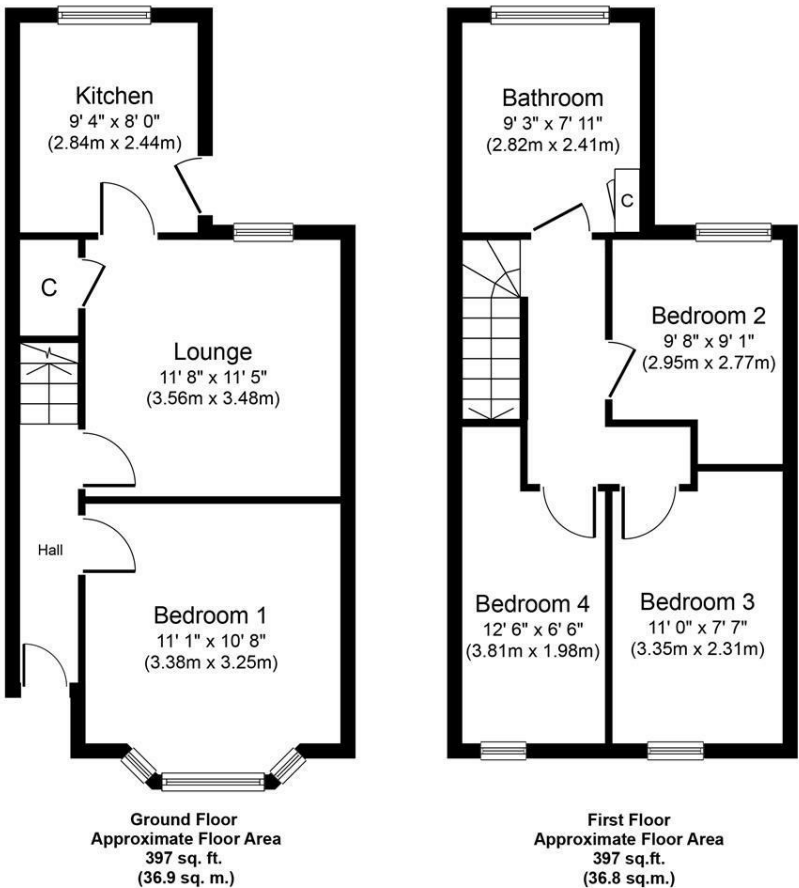
Excellent bathroom with shower over bath, wash hand basin, low level WC and built in storage cupboard, along with rear facing window.

REAR GARDEN



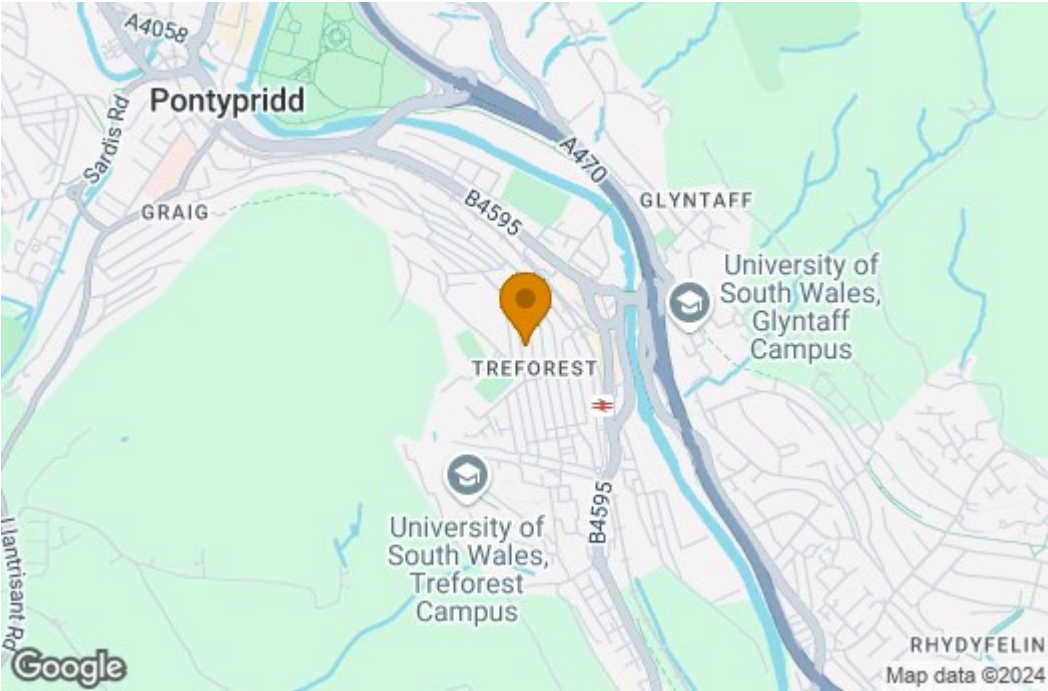
A large, low maintenance garden sits to the rear of the property, complete with rear gated access.

FLOOR PLAN

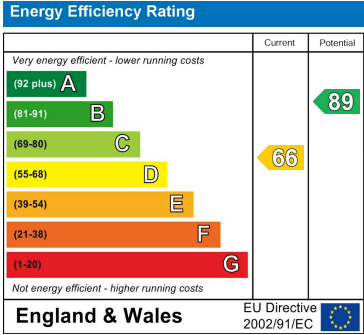


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction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



ENERGY EFFICIENCY GRAPH



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