



## 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.

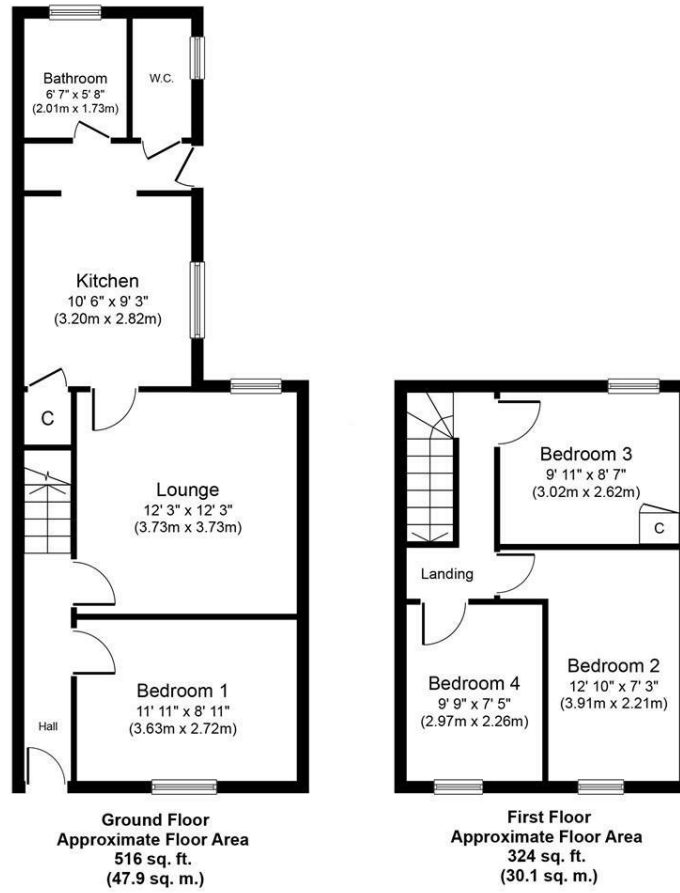
The ground floor comprises of entrance hallway, spacious bedroom, generous lounge, well proportioned kitchen and downstairs bathroom with separate WC.

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

The property also benefits from an excellent low maintenance courtyard garden to the rear.

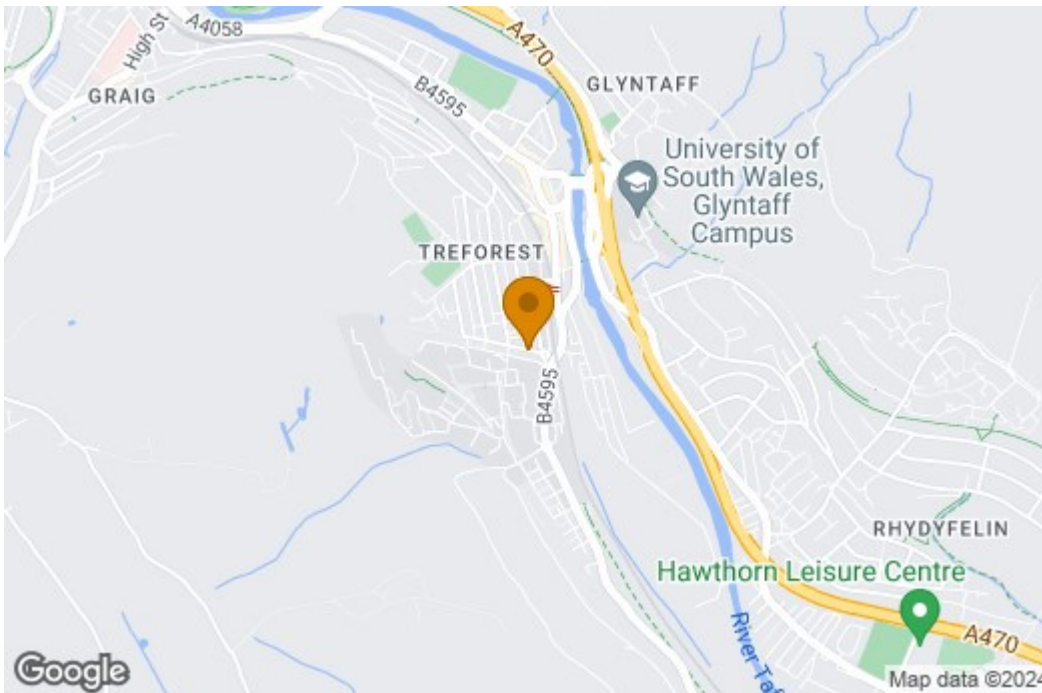
\*The vendor has indicated this is a freehold property, to be confirmed by a solicitor\*

## FLOOR PLAN

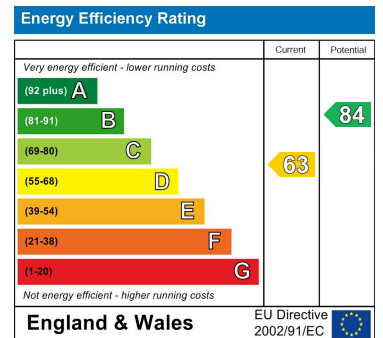


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction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