



£100,000 Guide Price

Queen Street, Treforest

| 3 Bedrooms | 1 Bathroom



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www.move2here.co.uk



Step Inside

Key Features

- 3/4 BEDROOMS
- REAR GARDEN
- CLOSE TO AMENITIES
- EXCELLENT TRANSPORT LINKS
- EXCELLENT CONDITION
- NEW COMBI BOILER
- HOUSE OF MULTIPLE OCCUPANCY LICENCE FOR 4 BEDROOMS
- CLOSE TO UNIVERSITY
- 8% YEILD PER ANNUM
- NO ONWARD CHAIN

Property Description

Move2here Agents are pleased to bring to the market this 3 bedroom (4 bedroom House of Multiple Occupancy property) in the heart of Treforest. Located within short walking distance of the University Of South Wales, Treforest campus, a host of shops, takeaways and Treforest train station is close by.

Main Particulars

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The ground floor accommodation comprises of an entrance hallway, lounge, bedroom one, kitchen, and family bathroom. The first floor boasts a landing area which offers access to the remaining three bedrooms. Externally the property benefits from an enclosed rear garden.

With similar properties in the area commanding £200 per room per month, at the asking price you can expect to get an 8.8% yield per annum on your investment.

Offered with no onward chain this mid terraced property is ideal for investors, in fact for the right price everything can stay at the property and be ready to go for tenants to move in! The property is also ideal for first time buyers or a family looking to move closer to the many schools nearby. If it was to be a family home, the bedroom downstairs is easily converted into an additional lounge/dining room. The property will then benefit from 3 bedrooms, 2 reception rooms, fitted kitchen and bathroom.

The accommodation comprises

Entrance Hallway - UPVC double glazed door to front, plastered walls and ceiling, wood laminate flooring, doors to lounge, kitchen and ground floor bedroom/2nd reception room, stairs to landing.

Living Room - A good sized front lounge with UPVC double glazed window to front, plastered walls, textured ceiling, wooden laminate flooring, radiator with two alcoves

Ground floor bedroom/2nd reception room - UPVC double glazed window to rear plastered walls, textured ceiling, carpet flooring.

Kitchen - UPVC double glazed window to side, plastered walls and ceiling, tile effect vinyl flooring, wall and base units with complementary top work surfaces over and tiled splash backs. Stainless steel sink unit with mixer tap, free standing gas cooker. Washing machine, tumble dryer and fridge freezer. Also home to the two year old "Ideal" combination gas boiler. Door to family bathroom, rear garden and under stairs storage.

Family Bathroom - UPVC double glazed obscured window to rear, plastered walls and ceiling, vinyl flooring, radiator, low level W.C, pedestal wash hand basin, walk-in electric shower cubicle and bath.

First Floor Landing

Plastered walls, textured ceiling, carpet flooring, doors to all bedrooms.

Bedroom One - UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator.

Bedroom Two - UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator.

Bedroom Three - UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator.

Externally - Enclosed courtyard to rear garden paved with patio slabs, for low maintenance benefiting from access via a rear lane and views of the valley. Ideal for summer parties.



Floorplan



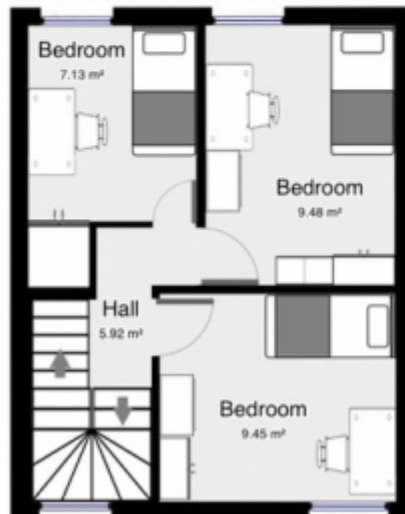
Room Dimensions

Ground Floor

Hall	5'5" x 19'2" (1.65 x 5.84m) [max]
Living Room	13'1" x 8'5" (4.00 x 2.58m)
Kitchen	9'8" x 15'6" (2.96 x 4.73m) [max]
Ground floor Bedroom / Reception room 2	11'0" x 11'11" (3.36 x 3.64m) [max]
Family Bathroom	9'8" x 8'2" (2.96 x 2.50m)

First Floor

Bedroom One	10'9 x 9'5" (3.28 x 2.88m)
Bedroom Two	8'7" v 11'10" (2.63 x 3.62m) [max]
Bedroom Three	7'7 x 11'11" (2.33 x 3.65m)[max]



Disclaimer

Whilst every attempt has been made to insure the accuracy of the floor plan contained here, measurements of doors windows rooms and any other items are approximate and no responsibility can be taken for any error, omission or miss statement. The plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order or efficiency can be given.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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