

## ROOM 5, 55 TOWER STREET, PONTYPRIDD £450 PCM

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Smart Lettings is delighted to welcome this five bedroom HMO terrace property to the market. Set in the ever popular location of Tower Street, Treforest. The perfect investment for any prospective landlord. In brief terms the accommodation comprises an entrance hallway, bedroom two, shower room and kitchen/diner on the ground floor. Upstairs there are three double bedrooms. Basement level, there is a utility space, shower room, bedroom one with en-suite. Mains gas fired central heating and UPVC double glazed windows throughout. A decent sized plot with two tier north-facing patio garden space and rear access. EPC D potential C. Council tax band B.

**\*\*3D VIDEO TOUR AVAILABLE\*\***

Tower Street is within walking distance of Treforest town centre and a few minutes drive from Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Parclewis Primary School & St Michael's R.C. Primary School with the local high school being Cardinal Newman R.C. Comprehensive School. Tower Street is within walking distance of the University of South Wales. There are useful mainline railway stations in Treforest and Pontypridd town centre. Easy access to the M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

**Additional Information**

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Tenure: Freehold  
EPC: D  
Council Tax Band: B  
Entrance Hallway (Ground Floor)

Accessed via wooden front door. UPVC double glazed window to rear. Carpeted flooring. Skimmed walls and ceiling. Spotlights. Wall mounted radiator. Fuse box. Staircases leading to first floor and basement level. Doors leading through to bedroom two, shower room and kitchen/diner.

**Bedroom Two (Ground Floor)**

UPVC double glazed window to front. Laminate flooring. Skimmed walls and ceiling. Single pendant ceiling light. Wall mounted radiator.

**Shower Room (Ground Floor)**

Lino flooring. Skimmed and splashback walls. Skimmed ceiling. Spotlights. Double electric shower. Low level WC. Wash hand basin. Extractor fan.

**Kitchen/Diner (Ground Floor)**

UPVC double glazed window to rear elevation. Lino and laminate flooring. Skimmed and tiled walls. Skimmed ceiling. Spotlights. Wall mounted radiator. Modern grey wall and base units. Laminate worktops. Electric hob. Fan oven. Stainless steel sink. Extractor fan. Space for two fridge/freezers.

**Landing (First Floor)**

UPVC double glazed window to rear elevation. Continuation of carpeted flooring from staircase. Skimmed walls and ceiling. Single pendant ceiling light. Views. Doors leading through to bedrooms three, four and five.

**Bedroom Three (First Floor)**

UPVC double glazed window to rear elevation. Laminate flooring. Skimmed walls and ceiling. Single pendant ceiling light. Wall mounted radiator. Views.

**Bedroom Four (First Floor)**

UPVC double glazed window to front elevation. Laminate flooring. Skimmed walls. Stipple artex ceiling. Single pendant ceiling light. Wall mounted radiator.

**Bedroom Five (First Floor)**

UPVC double glazed window to front elevation. Laminate flooring. Skimmed walls and ceiling. Single pendant ceiling light. Wall mounted radiator. Loft hatch. Built-in storage cupboard.

**Hallway (Basement)**

UPVC double glazed door to rear leading to garden. Laminate flooring. Skimmed and textured paper walls. Skimmed ceiling. Spotlights. Wall mounted radiator. Understairs storage. Ideal combi boiler. Doors leading through to utility/shower room and bedroom one.

**Utility (Basement)**

Tiled flooring. Skimmed walls and ceiling. Spotlights. Extractor fan. Space for stacked washing machine and tumble drier. Door leading through to shower room.

**Shower Room (Basement)**

Continuation of tiled flooring from utility. Skimmed and splashback walls. Spotlights. Heated towel rail. Corner shower. Low level WC. Wash hand basin. Extractor fan.

**Bedroom One (Basement)**

UPVC double glazed window to rear. Carpeted flooring. Skimmed walls and ceiling. Spotlights. Wall mounted radiator. Views. Door leading through to en-suite.

#### En-suite (Basement)

Tiled flooring. Skimmed and splashback walls. Skimmed ceiling. Spotlights. Heated towel rail. Corner shower. Low level WC. Wash hand basin. Extractor fan.

#### Outside

On-street parking to front. North-facing, two tier rear patio garden. Rear access.

#### Directions

From our office at 1 Church St, Pontypridd CF37 2TH, head south on Gelliwastad Rd/A4223 towards Upper Church St, continue to follow A4223, turn left onto Mill St/A4058, slight left onto Sardis Rd/A4058, turn right onto High St, turn left onto Union St, merge onto Rickards St, continue onto Mitchells Ter, continue onto Wood Rd, turn right onto Tower St, destination will be on the left.

Council Tax Band: INCLUDED IN RENT (Bridgend County Borough Council)

Deposit: £519.23

Holding Deposit: £103.44

Parking options: Off Street

Garden details: Private Garden

Electricity supply: Mains

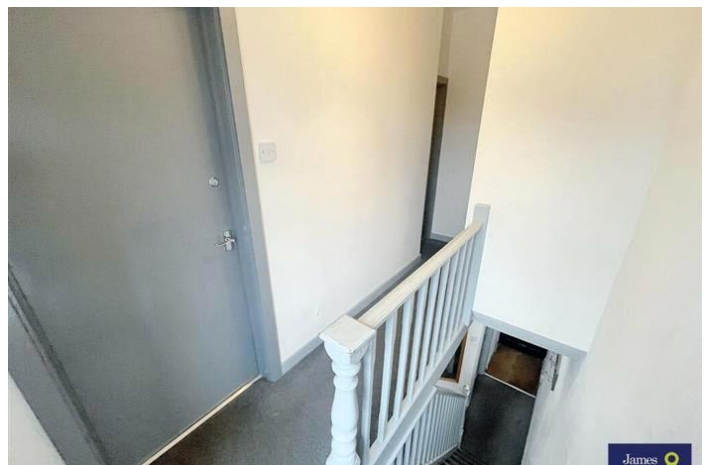
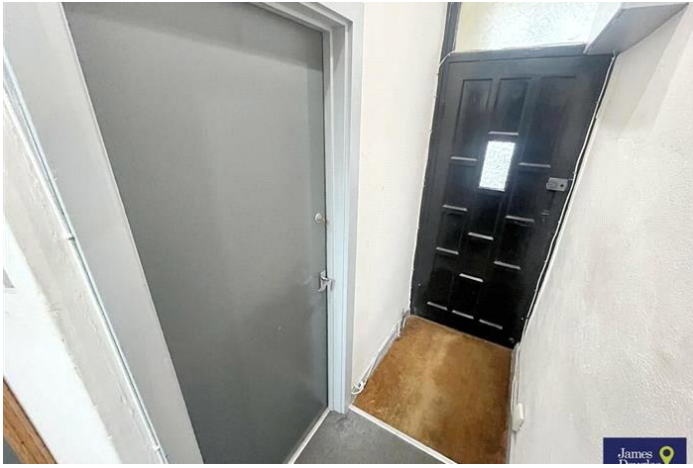
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: FTTC





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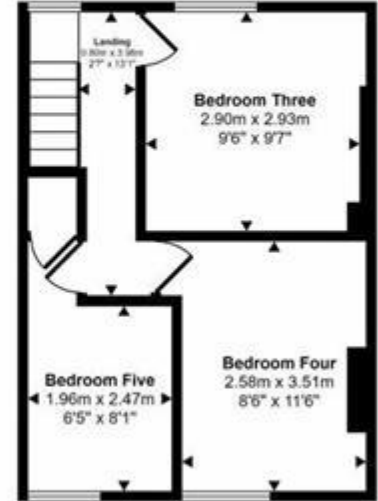
Approx Gross Internal Area  
95 sq m / 1028 sq ft



Lower Ground Floor  
Approx 25 sq m / 267 sq ft



Ground Floor  
Approx 40 sq m / 427 sq ft



First Floor  
Approx 31 sq m / 334 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.