



## 4 Beds, Terraced, Freehold, £125,000

### Queen Street

3EA - Three Estate Agents are pleased to offer to the market this 3/4 bedroom, terraced property located very close to the University in Treforest.

### Features

- NO CHAIN
- INVESTMENT OPPORTUNITY
- FOUR BEDROOMS
- STUDENT LOCATION
- VERY CLOSE TO UNIVERSITY
- HMO LICENCE IN PLACE



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3EA â Three Estate Agents are pleased to offer to the market this 3/4 bedroom, terraced property located very close to the University in Treforest.

The property was originally a three bedroom, but one reception room is being used as a bedroom for the purpose of letting to students. This bedroom has laminate flooring.

The lounge has laminate flooring and a feature fire place. This is open via an archway into a kitchen/diner with ceramic tile effect cushioned flooring.

Finally on the ground floor there is a shower room with walk in shower and ceramic tile effect cushioned flooring and a separate WC.

To the first floor there are three bedrooms all with carpet to floor.

There is a low maintenance rear garden and a garage currently let seperately for £50 p/c/m.

This property is located very close to the university and could work very well as a student property and at the time of writing still holds a HMO licence.

If you are interested then please call today to arrange a suitable day and time to view.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		