



**8 Graig-Yr-Helfa Road, Pontypridd, CF37 4AR**

**£80,000**

**\*\* Purpose Built First Floor Flat \*\* Close to Amenities, Train Station & A470 \*\* No Onward Chain \*\***  
Located in the popular area of Glyntaff, close to many amenities and minutes from train station and main roads.

This first floor flat comprises entrance hall, lounge, kitchen with oven & hob, double bedroom and bathroom.  
There is a small garden area together with double glazing and gas central heating.  
Offered with no onward chain.



## Ground Floor

### Entrance Hall

Panelled entrance door, staircase to first floor.

### First Floor

#### Landing

Double glazed window to side and rear, radiator, storage cupboard.

#### Lounge 15'8" x 12'9" (4.80 x 3.90)



Double glazed window to front, radiator, coved ceiling.

#### Kitchen 10'6" x 8'2" (3.21 x 2.50)



Fitted base and wall cupboards, stainless steel sink unit, electric oven and hob, space for washing machine, radiator, cupboard housing wall mounted gas combination boiler, double glazed window to rear.

#### Bedroom 11'11" x 11'1" (3.64 x 3.38)



Double glazed window to front, radiator.

## Bathroom



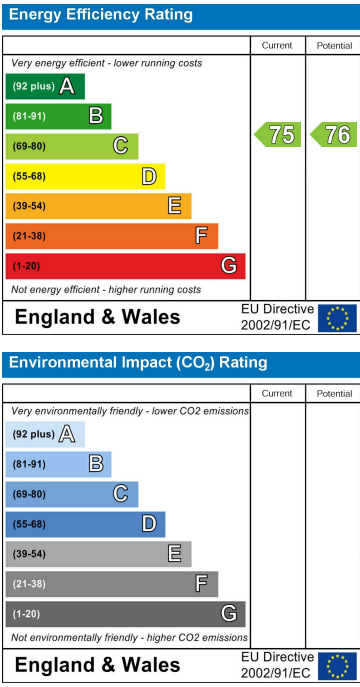
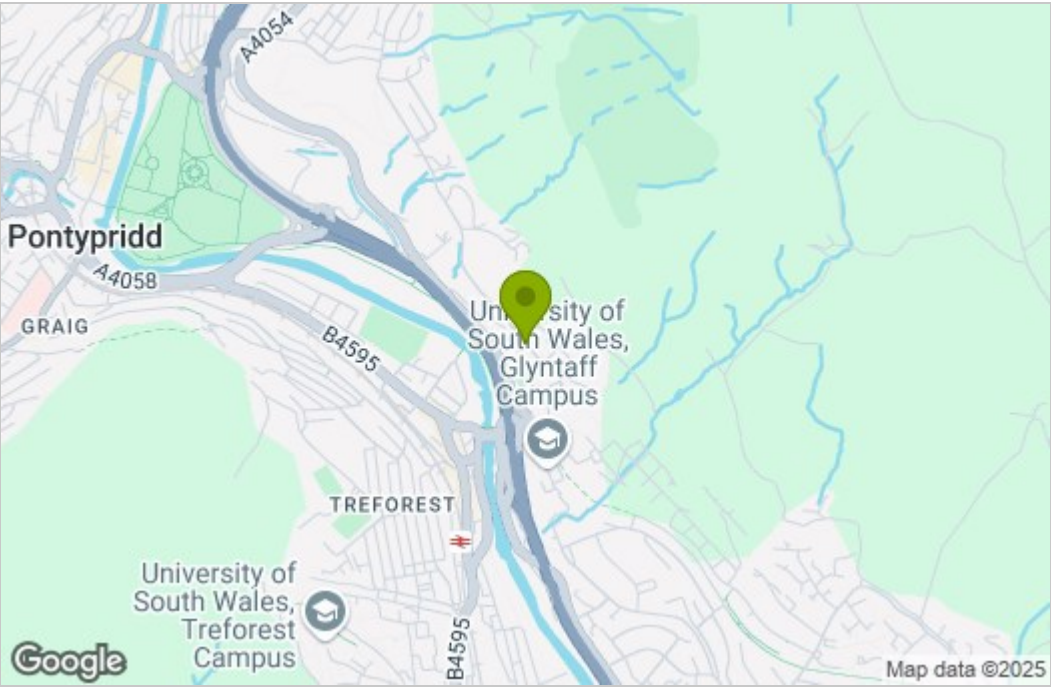
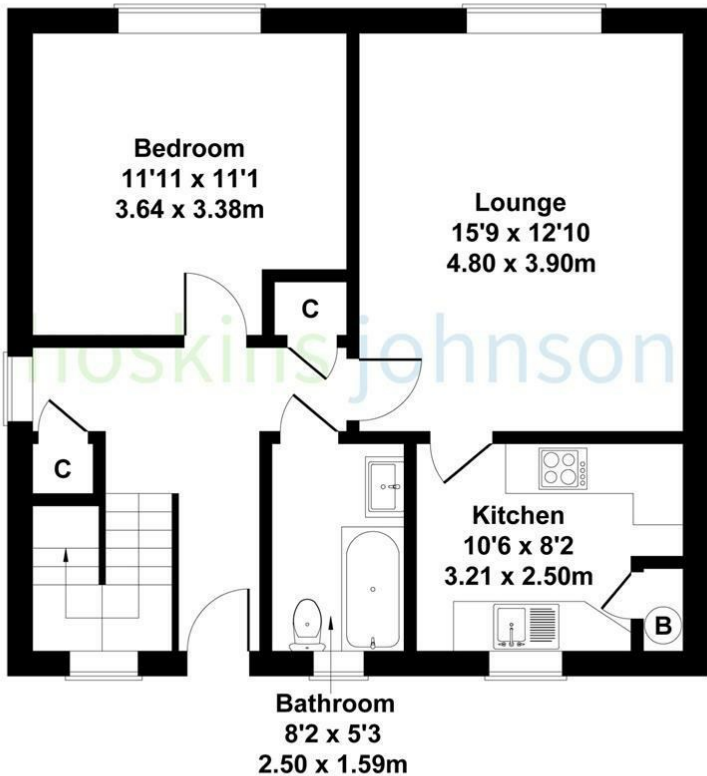
White three piece comprising panelled bath with shower mixer taps, wc, wash hand basin, part tiled walls, radiator, attic access, double glazed window to rear.

### Outside

Garden area to rear.

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Approximate Gross Internal Area  
624 sq ft - 58 sq m



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