



Gwaelod Y Graig House Coedpenmaen Close, Pontypridd, CF37 4LE
£250,000

**** Detached Building ** Ideal For a Variety of Uses - Subject To Planning Permission ****

A substantial, two storey building - previously used as offices.

This detached building offers versatile accommodation with parking for 5-6 vehicles.

On the ground floor there are 3 offices, 2 store rooms, kitchen and bathroom/toilet facilities and on the first floor, 6 offices and bathroom/toilet facilities.

The property is located within minutes of main roads and transport links.
terms to be negotiated.

Potential for a number of uses, subject to the necessary permissions being obtained.

Entrance Hall

Panelled entrance door, two staircases to first floor, fire exit.

Office 1 13'0" x 12'5" (3.97 x 3.79)



Double glazed window to front.

Office 2 12'6" x 11'3" (3.82 x 3.44)



Double glazed window to front.

Office 3 13'0" x 11'1" (3.97 x 3.40)



Double glazed window to rear.

Bathroom

Three piece suite and double glazed window to side.

Separate WC

WC & wash hand basin.

Inner Lobby

Fire exit door to rear.

Shower Room

Three piece suite.

Kitchen 10'5" x 9'5" (3.20 x 2.88)



Storage cupboards and sink unit.

Store Room 12'3" x 7'10" (3.75 x 2.41)



Double glazed window to rear.

Store Room 14'11" x 5'3" (4.55 x 1.61)



Double glazed window to front.

First Floor Landing

Office 4 12'7" x 9'10" (3.86 x 3.02)



Double glazed window to front.

Office 5 18'10" x 12'6" (5.75 x 3.83)



Two double glazed windows to front.

Office 6 10'11" x 8'6" (3.35 x 2.60)



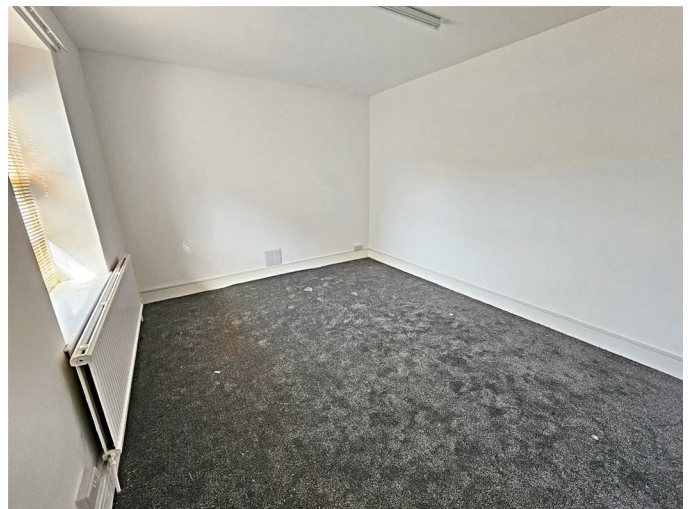
Double glazed window to side.

Office 7 12'5" x 11'0" (3.81 x 3.37)



Double glazed window to rear.

Office 8 10'7" x 7'7" (3.25 x 2.32)



Double glazed window to side.

Office 9 13'5" x 11'5" (4.09 x 3.48)

Double glazed window to front.

Bathroom
Three piece suite.

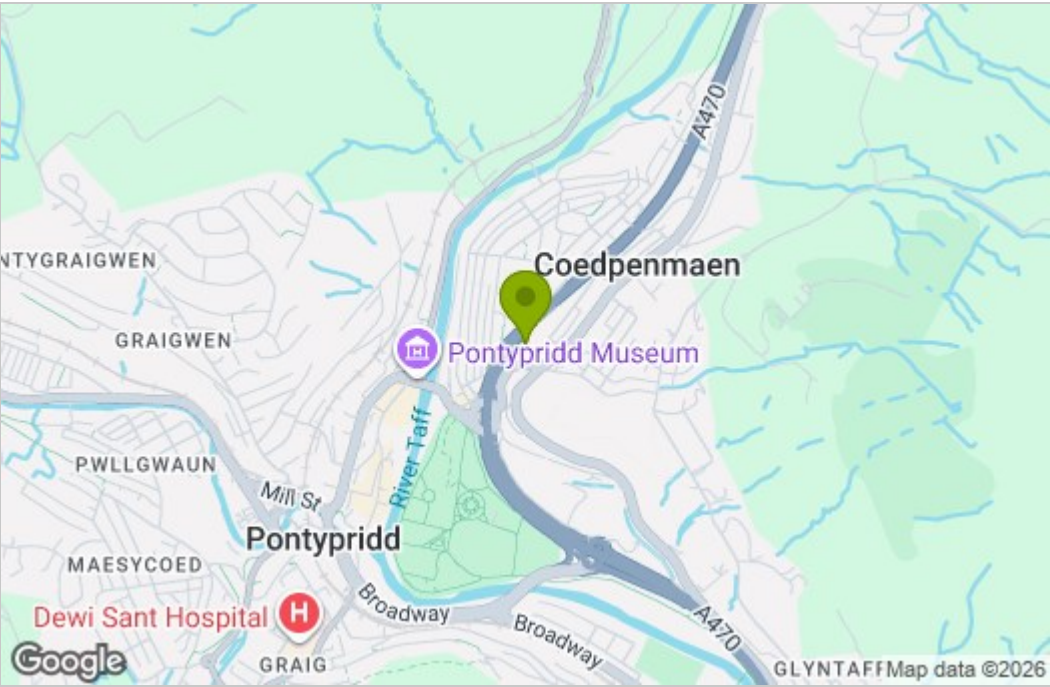
Outside



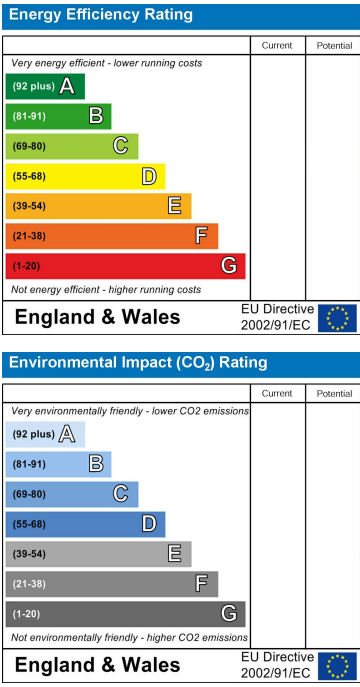
Parking area for 5-6 vehicles.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.