

## 204 Heol Gryfydd, Pontypridd, CF37 5PX

**£105,000**

**\*\* Ground Floor Apartment \*\* Ideally Located For Shops, Schools & Amenities \*\* No Chain \*\***

An ideal opportunity for first time buyers, investors or those looking to downsize to ground floor living.

A modern ground floor apartment comprising entrance hall, open plan living room/kitchen with built in appliances & private patio space, double bedroom with fitted wardrobes and modern bathroom.

There is also an allocated parking space.

The property is ideally located for many amenities including local shops, schools, leisure centre and doctors, and minutes from main roads and transport links.

Offered with no onward chain.

Recommended.

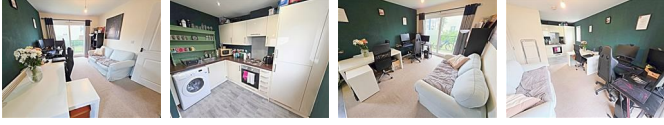
## Ground Floor

Communal Entrance

Hallway

Panelled entrance door, electric heater.

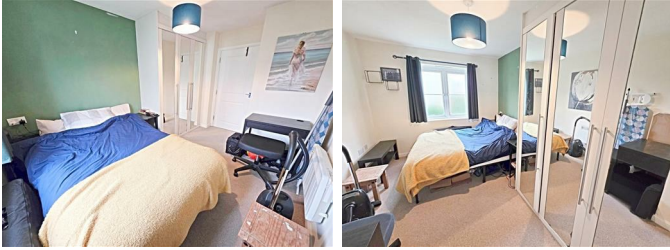
Open Plan Living/Kitchen 18'11" x 10'0" (5.78 x 3.07)



Small private patio area.

Double glazed patio doors to rear, double glazed window to side, electric heater, cream gloss base and wall cupboards, stainless steel sink unit, electric oven & hob with extractor hood above, integral fridge/freezer, space for washing machine, ceiling spotlights.

Bedroom 12'10" x 9'0" (3.92 x 2.75)



| Double glazed window to rear, fitted wardrobes, electric heater.

Bathroom

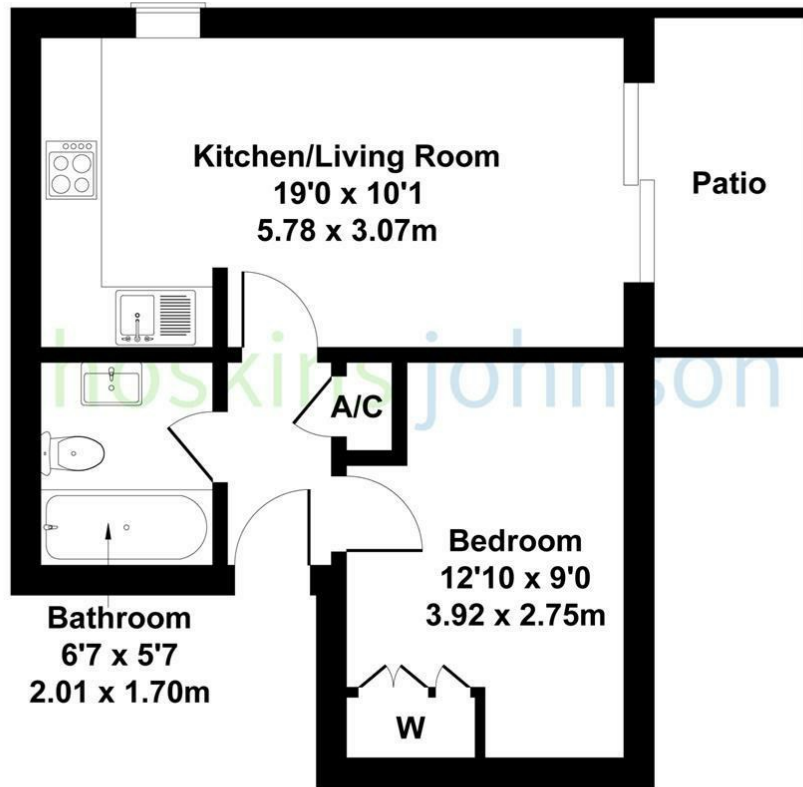


Three piece suite in white comprising panelled bath with mains shower, wc, wash hand basin, part tiled walls, electric radiator, extractor fan.

Outside

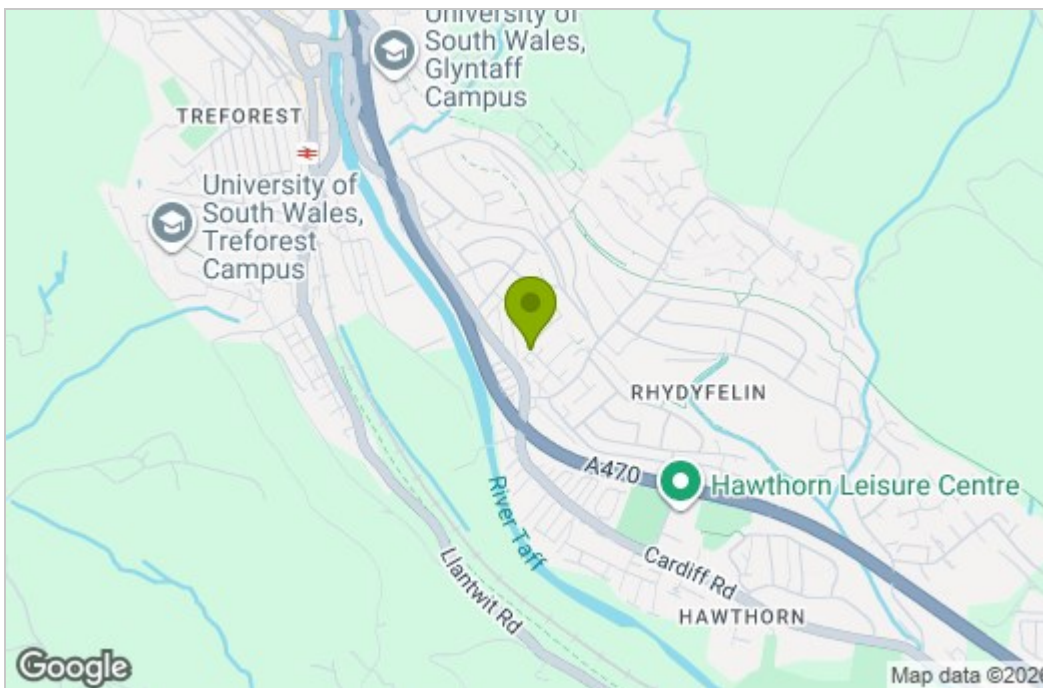
# 204 Heol Gruffydd

Approximate Gross Internal Area  
377 sq ft - 35 sq m

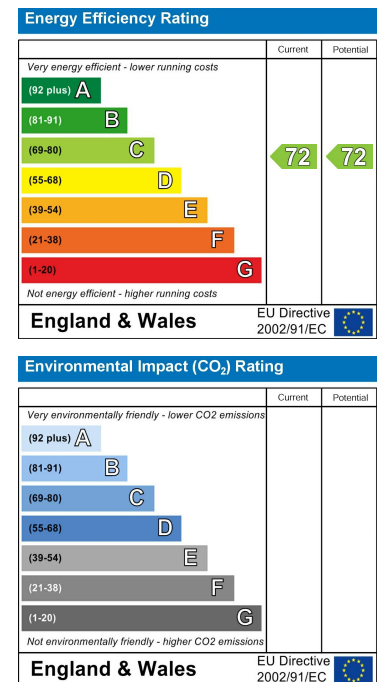


Not to Scale. Produced by The Plan Portal 2026  
**For Illustrative Purposes Only.**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.