



## 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.

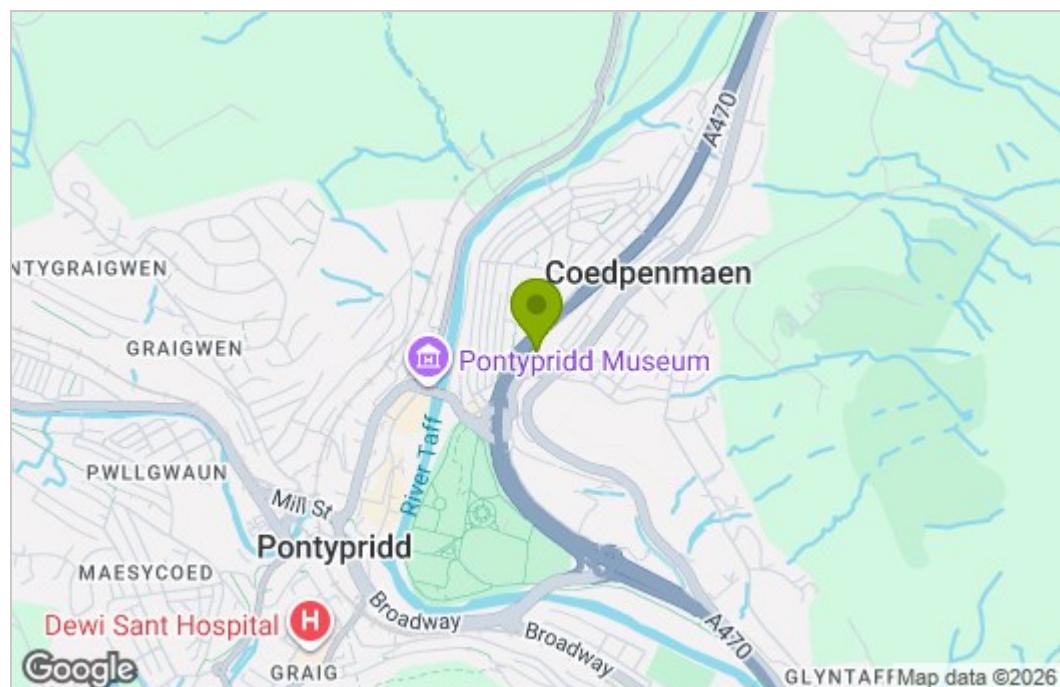
Outside



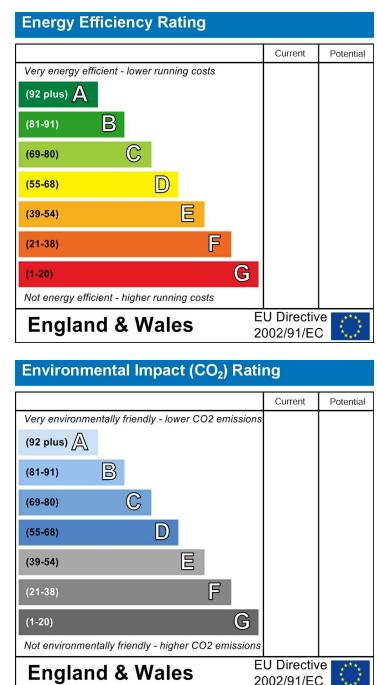
Parking area for 5-6 vehicles.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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