

Graig Yr Helfa Road, Glyntaff, Pontypridd, CF37 4AR
£270,000



- Investment Opportunity
- Sold With Tenants In Situ
- Characterful Property
- Great A470/M4 Access
- Two, Two Bedroom Semi-Detached Properties
- Modern Throughout
- Excellent Location
- Full Rental

Description...

James Douglas is delighted to offer for sale this unique investment opportunity comprising two separate two-bedroom semi-detached properties, both being sold with tenants in situ and providing an immediate rental income.

The properties are situated in the popular area of Glyntaff, Pontypridd, and represent an attractive opportunity for an investor looking to acquire two established rental properties within the same location. 33 Graig Yr Helfa Road is currently let at £850pcm, whilst 33A Graig Yr Helfa Road is let at £750pcm, providing a combined rental income of £1,600pcm (£19,200 per annum). The vast majority of the fixtures and fittings are included in the sale.

Both properties are freehold and benefit from on-street parking. The properties also share the garden area situated to the side of 33, providing useful external space for the occupants. 33A also has its own raised garden area, mainly laid to lawn.

Access to 33A Graig Yr Helfa Road is via an entrance on the left-hand side of the property, leading into a living room and kitchen/diner on the ground floor. The first floor has two double bedrooms and a family bathroom.

33 Graig Yr Helfa Road is accessed via an entrance porch to the front of the property, opening into a living room and kitchen/diner. The first floor provides two double bedrooms and a family bathroom.

One of the particularly interesting aspects of the location is its proximity to Pontypridd's historic twin Round Houses, associated with the fascinating Dr William Price. For more than 150 years, the Round Houses have been an iconic feature of Pontypridd and were originally intended to form the gateway to a 19th-century museum celebrating Welsh druidic life. Although the museum was never completed, the unusual buildings have remained an important part of the area's history and have spent much of their history as private residences.

The properties are conveniently positioned for access to Pontypridd town centre, local amenities, schools and transport links, with the wider South Wales road network also within easy reach.

An excellent opportunity for an investor seeking two established rental properties, sold together with tenants in situ and generating a combined annual rental income of £19,200.

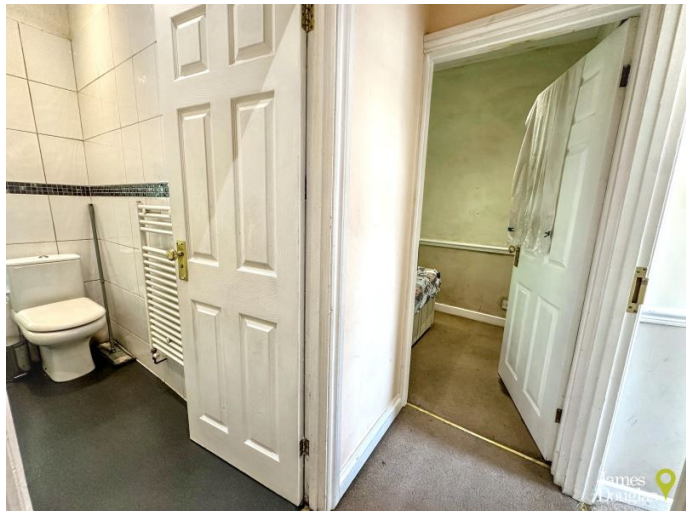
33A Graig Yr Helfa Road
Freehold
Council Tax Band C
EPC D – Potential C

33 Graig Yr Helfa Road
Freehold

Accommodation...

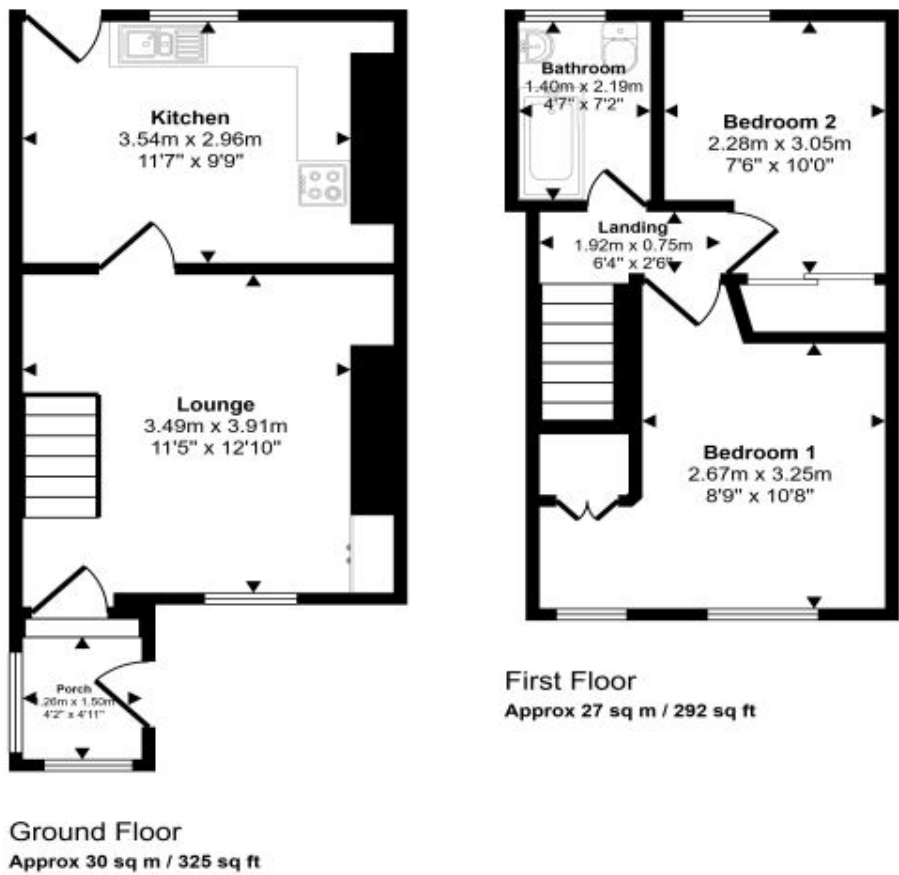
- | | |
|---------------------------|--------------------------|
| • 33A Graig Yr Helfa Road | • 33 Graig Yr Helfa Road |
| • Living Room | • Entrance Porch |
| • Kitchen/Diner | • Living Room |
| • Landing | • Kitchen/Diner |
| • Bedroom One | • Landing |
| • Bedroom Two | • Bedroom One |
| • Bathroom | • Bedroom Two |
| | • Bathroom |





Floorplan

Approx Gross Internal Area
57 sq m / 617 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Rating

