

*In these Moments  
time stood still...*  
Kelli-Le 6.2.2018  
Amy 20.2.2018

**TO LET**

17 Grover Street, Graig, Pontypridd, CF37 1LD

**£115,000**



- INVESTMENT PROPERTY
- TENANTS IN SITU (£700 pcm)
- 3 BEDROOMS
- WELL PRESENTED
- WALKING DISTANCE TO  
TRAIN STATION & TOWN  
CENTER
- EPC D

## THE PROPERTY

**\*\*GREAT INVESTMENT OPPORTUNITY\*\* \*\*  
INVESTORS ONLY\*\* \*\* TENANTS IN SITU\*\***

NEXA are delighted to offer to the market this three bedroom terraced property set on a cul de sac location in Pontypridd. The property is within walking distance local amenities such as Pontypridd Town Centre, Primary School and train station making this property ideal for commuters, Further benefits include good road Links as the A470 and M4 is only a short drive away. and M4 corridor giving access to Cardiff and beyond

The property briefly comprises of: Living/dining room, kitchen to the rear with access to the level back garden. First floor comprises 3 bedrooms and a family bathroom. Central heating and UPVC double glazing throughout.

## SITUATION

## Directions