

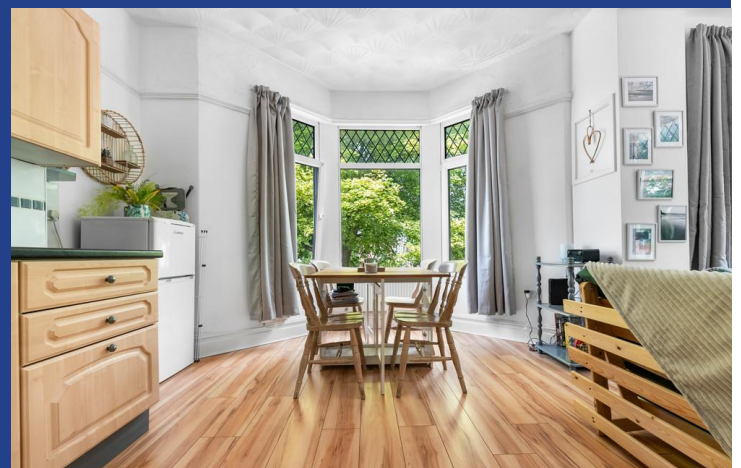
# Clare Gardens, Riverside, Cardiff, CF11 6EN



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£600,000**



End Terraced House



# Property Description

**\*\*NO CHAIN\* \*GREAT INVESTMENT OPPORTUNITY\*\*** MGY are delighted to bring to market this excellent investment opportunity, which has been converted into five, one bedroom apartments. The apartments have a gas central heating system and the ground floor apartment at the rear has a private rear garden and courtyard. There is a potential combined rental income of £56,000 per annum. EPC's are between D & E for all flats. \*Viewing highly advised to avoid disappointment\*

**Tenure Freehold**

**Viewing Arrangements  
Strictly by appointment**

**Council Tax Band B & C**

## ENTRANCE

Entered via communal door through to the hallway. Wall mounted intercom phone system. uPVC double glazed windows to side aspect. Doors leadings to Flats One and Two. Carpeted stairs rising to the first floor.

## FLAT ONE

Ground floor. Double bedroom with large double glazed bay window to front aspect. Carpeted flooring. High ceilings with picture rail and alcoves with fitted storage cupboard. Radiator. Kitchen/Dining Room consists of round edged work surfaces incorporating four ring electric hob with stainless steel extractor over and oven below. Ceiling rose and original coving to ceiling. Part tiled walls and splashbacks. Stainless steel sink and drainer with mixer tap over. Space for fridge and freezer. Part carpet/part vinyl flooring. Double glazed window to rear aspect. Ample storage, including cupboard housing wall mounted boiler. Shower room has partly tiled floor and walls. Pedestal wash hand basin with mixer tap over. WC. Heated towel rail. Shower cubicle with electric shower over. Extractor fan.

## FLAT TWO

Ground floor. Double bedroom with large double glazed window to side aspect. Laminate wood effect flooring. Door to access basement area. Radiator. Lounge/Dining Room consists of laminate wood effect flooring plus alcoves. Wall mounted electric heater and radiator. The kitchen area has round edged work surfaces across three walls incorporating four ring gas hob with stainless steel extractor over and oven below. Tiled flooring, part tiled walls and splashbacks. Stainless steel sink and drainer with mixer tap over. Space for fridge and freezer. Double glazed window to rear aspect. Ample storage, including cupboard housing wall mounted boiler. Door to access private rear low maintenance South facing garden, with side access to the road. Utility room has plumbing for washing machine and space for dryer, plus fixed shelving and tiled flooring. Bathroom has tiled flooring and walls. Bath with mixer tap and shower fixture over. uPVC obscure double glazed window to rear aspect. Separate cloakroom with tiled walls and flooring, wall mounted wash hand basin and hot and cold tap over. WC. Radiator. Plus uPVC door to access the private courtyard.

## Clare Gardens,

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### FLAT THREE

First floor. Double bedroom with double glazed window to side aspect. Laminate wood effect flooring. Radiator. Door to access ensuite: Shower room has tiled floor and walls. Wall mounted wash hand basin with mixer tap over. WC. Radiator. Shower cubicle with mains shower over. Extractor fan. Lounge/Dining Room consists of laminate wood effect flooring and double glazed windows to both side and rear aspects, plus two radiators. The kitchen area has round edged work surfaces across two walls incorporating four ring gas hob with stainless steel extractor over and oven below. Tiled flooring, part tiled walls and splashbacks. Stainless steel sink and drainer with mixer tap over. Space for fridge and freezer. Ample storage, including cupboard housing wall mounted boiler and plumbing for washing machine plus fixed shelving.

### FLAT FOUR

First floor. Double bedroom with large double glazed window to rear aspect. Laminate wood effect flooring. Radiator. Alcoves and picture rail, plus wall mounted boiler. Door to access ensuite: Shower room has tiled floor and walls. Wall mounted wash hand basin with mixer tap and wall mounted mirror over. WC. Radiator. Shower cubicle with mains shower over. Double glazed window to side aspect. Extractor fan. Lounge/Dining Room to the front aspect consists of laminate wood effect flooring, large double glazed bay window to front and two additional double glazed windows to both front and side aspects, plus two radiators. Picture rail and alcoves. The kitchen area has a continuation of the wooden laminate effect flooring, round edged work surfaces across two walls incorporating four ring gas hob with stainless steel extractor over. Integrated oven and grill. Part tiled walls and splashbacks. Stainless steel sink and drainer with mixer tap over. Space for fridge and freezer. Ample storage, including plumbing for washing machine plus fixed shelving.

### FLAT FIVE

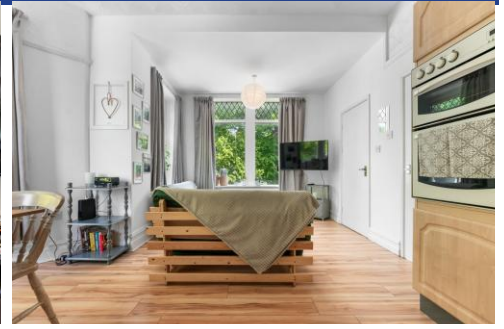
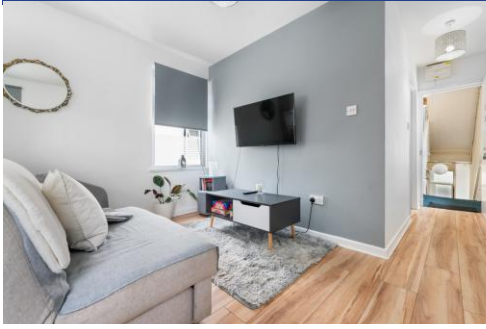
Second floor. Double bedroom with large double glazed window to rear aspect. Radiator. Door to access WC with wall mounted wash hand basin, fixed mirror above and extractor. Kitchen consists of round edged work surfaces across one wall, four ring electric hob and oven below. Part tiled walls and splashbacks. Stainless steel sink and drainer with mixer tap over. Space for fridge and freezer and plumbing for washing machine. Vinyl flooring. Double glazed window to front aspect. Ample storage, plus wall mounted boiler. Shower room has a shower cubicle with tiled splashbacks, mains shower over and radiator.

### TENURE

MGY are advised that this property is FREEHOLD.

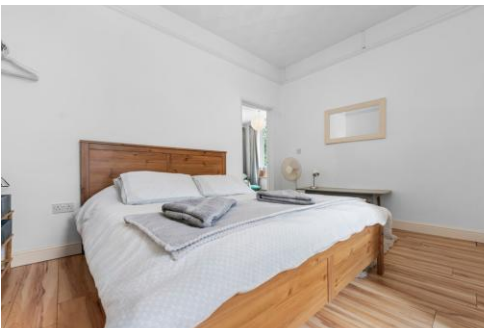
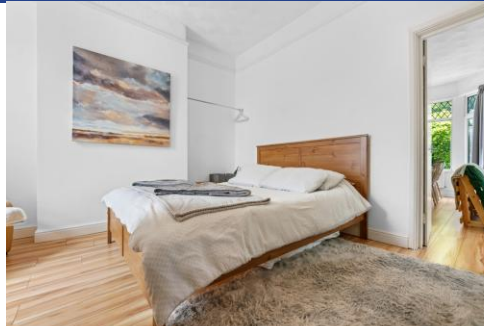


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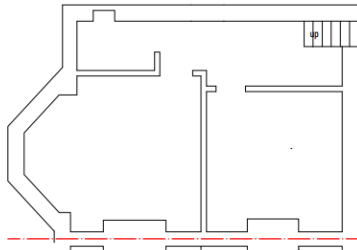
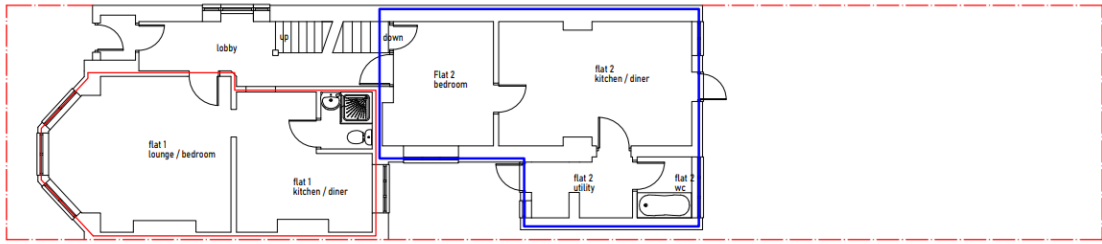




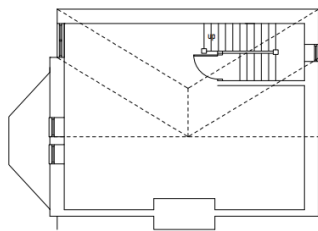
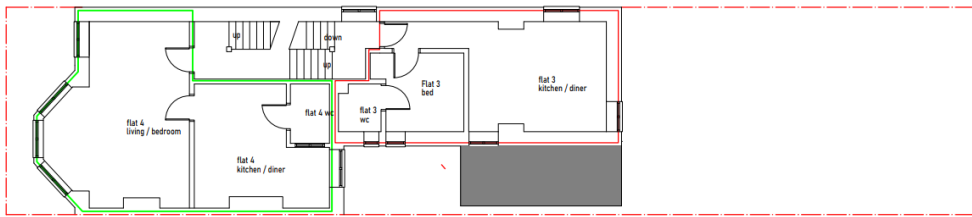
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# Clare Gardens, Riverside, Cardiff, CF11 6EN



Cellar Plan



Loft Floor Plan  
(not surveyed)

**Pontcanna** 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South  
Glamorgan, CF11 9HS



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