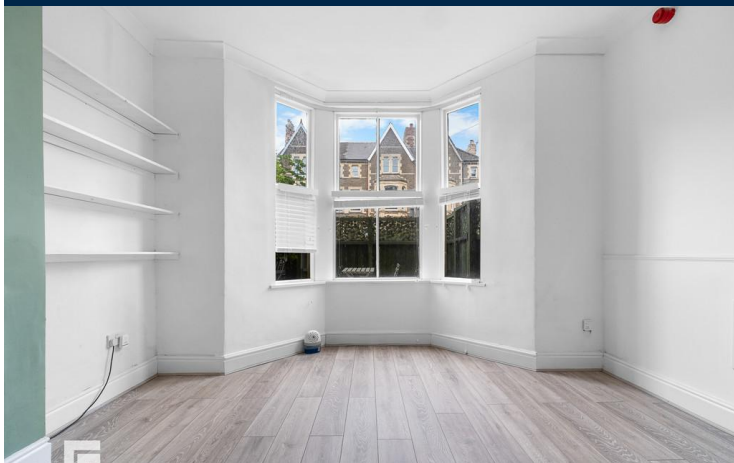




KINGS ROAD
PONTCANNA
CARDIFF CF11 9DE

ASKING PRICE OF
£425,000



MID TERRACED HOUSE



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CHAIN FREE, INVESTMENT OPPORTUNITY
MGY are delighted to bring to market this incredible investment opportunity in the heart of Pontcanna. The property has been converted into two one-bedroom apartments and one two-bedroom maisonette apartment. The ground floor rear apartment and the maisonette apartment are occupied at present, whilst the ground floor front is vacant. The property further benefits from having an excellent sized rear garden and low maintenance front garden and each apartment have a mixture of gas central heating and electric heating and all have double glazing throughout. There is a potential combined annual income of £29,400. *Viewing highly recommended*

LOCATION

The affluent suburb of Pontcanna has recently been named one of the 30 most fashionable places to live in the UK by the Sunday Times and the prestigious Cathedral Road is a tree lined road where character properties are located within an area of a café culture lifestyle with both a large English population and large Welsh language speaking population. Pontcanna is a popular hotspot for the Welsh-speaking arts and media elite and the area was formerly home to the Welsh studios of HTV and S4C's headquarters. Located on the edge of the City Centre Pontcanna gives easy access to the town centre as well as easy access to Sophia Gardens and Pontcanna Fields which form a large strip of parkland between Pontcanna and the River Taff. The SWALEC Stadium is home to Glamorgan County Cricket Club and the Sport Wales National Centre are located on Sophia Close, just across the road from the subject property. The Principality Stadium is also a short distance.

GROUND FLOOR FRONT

Ground floor front, one bedroom apartment. Entered from communal hallway. Laminate flooring throughout.
Lounge (3.72 x 4.55) - Double glazed uPVC window to front aspect. Electric fire. TV and telephone point. Pendant light fitting. Electric heater. Wall mounted phone entry system. Power points. Opening into kitchen.
Kitchen (1.38 x 3.49) - Newly fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with hot and cold tap over and four ring electric hob with oven beneath and extractor above. Space for washing machine and undercounter fridge/freezer. Tiled splashback. Pendant lighting. Power points. Door to bedroom.
Bedroom (1.88 x 2.47) - Continuation of laminate flooring. Wall mounted electric heater. Power points.
Bathroom (1.71 x 1.34) - Laminate flooring. White three-piece-suite comprising WC, pedestal wash hand basin with mixer tap over and panelled bath with hot and cold tap over and mains powered shower above. Obscure double glazed uPVC window to rear

TENURE: FREEHOLD

COUNCIL TAX BAND:

FLOOR AREA APPROX: 1,432 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

aspect. Extractor. Pendant light fitting.

GROUND FLOOR REAR

Ground floor rear, one bedroom apartment. Entered via communal hallway.

Lounge (3.06 x 2.96) - Carpet to floor. Double glazed uPVC window to side aspect. Pendant light fitting. Radiator. TV and telephone point. Power points. Door to bedroom and opening into kitchen.
Kitchen (2.99 x 2.74) - Vinyl flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with hot and cold tap over and four ring hob with oven beneath. Radiator. Space for washing machine and fridge/freezer. Double glazed uPVC window to rear aspect. Double glazed door leading to rear garden. Door to shower room.
Bedroom (2.30 x 2.25) - Carpet to floor. Double glazed uPVC window to side aspect. Power points. Radiator. Pendant light fitting.
Shower Room (2.30 x 2.25) - Continuation of vinyl flooring. Tiled walls. Pendant light fitting. WC. Wall mounted wash hand basin with hot and cold tap over. Walk in shower cubicle with mains powered shower. Obscure double glazed uPVC window to side aspect. Extractor.
Property further benefits from an excellent sized rear garden.

FIRST FLOOR MAISONETTE

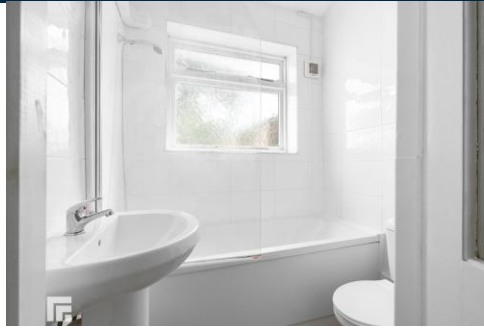
First floor maisonette, two bedrooms. Entered via communal hallway. Accommodation split over two floors.
Lounge (5.10 x 3.68) - Carpet to floor. Two double glazed uPVC windows to front aspect. TV and telephone point. Power points. Radiator. Electric fire and fireplace surround.
Kitchen/diner (3.50 x 3.35) - Vinyl flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating four ring gas hob with extractor above and oven beneath and inset sink and drainer with hot and cold tap over. Tiled splashback. Double glazed uPVC window to rear aspect. Spotlights. Space for fridge/freezer and washing machine. Power points. Space for dining table. Radiator.
Bathroom (3.05 x 3.80) - Vinyl flooring. White three-piece-suite comprising WC, pedestal wash hand basin with hot and cold tap over and panelled bath with hot and cold tap over and mains powered shower above. Double glazed uPVC window to side aspect. Pendant light fitting. Large fitted storage cupboard. Radiator.
Bedroom One - (5.29 x 3.91) - Carpet to floor. Pitched ceiling. Power points. Radiator. Double glazed uPVC window to front aspect. Pendant light fitting.
Bedroom Two (3.22 x 3.68) - Carpet to floor. Radiator. Velux window to rear aspect. Power points.

TENURE

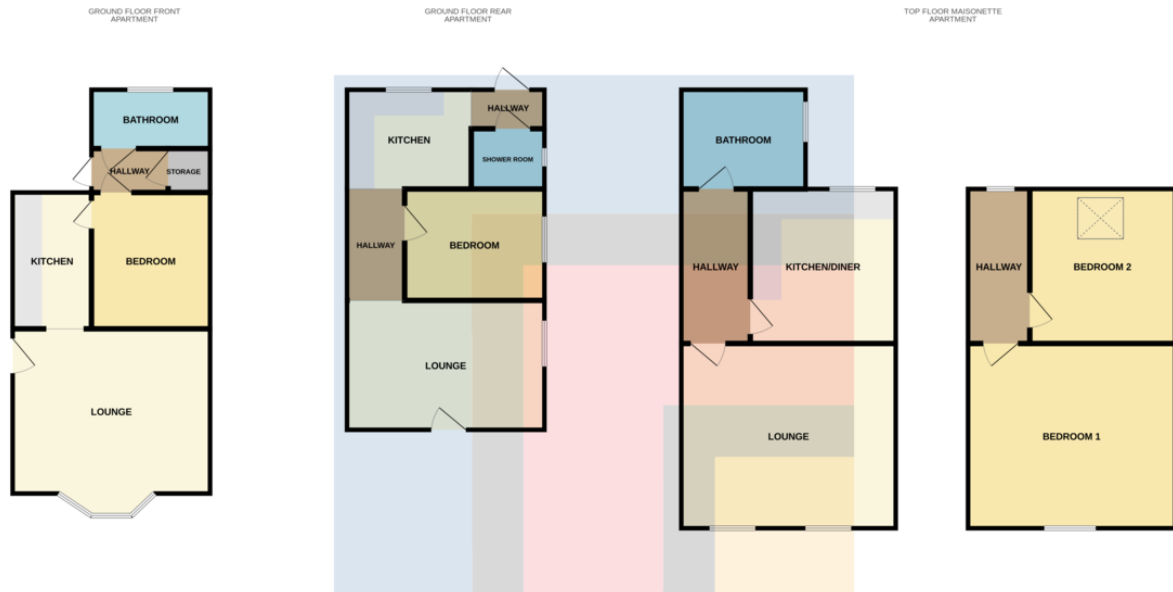
MGY are advised that this property is FREEHOLD.



KINGS ROAD, PONTCANNA, CARDIFF CF11 9DE



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