

Commercial

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herbert r thomas

94 Cardiff Road

Llandaff, Cardiff, CF5 2DT

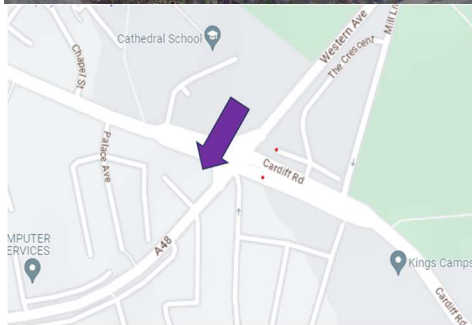
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Residential Investment

Property: 2 Apartments



94 Cardiff Road, Llandaff,
CF5 2DT, Residential
Investment Property
For Sale £340,000



Location

For Sat Nav users: Postcode CF5 2DT

The property is located in a prominent position close to the corner of Cardiff Road and Western Avenue. Llandaff Village Centre which offers a range of shops, cafés and Public Houses, is within a short walking distance, as is Llandaff Fields.

Cardiff City Centre is within approximately 1.5 miles and the M4 Motorway (Junction 32) is within approximately 3 miles.

The property is on a bus route serving the local area and Cardiff City Centre. Rail stations are located at Danescourt (1.5 miles), Llandaff North (2 miles) and Fairwater (1 mile).

Description

The property comprises a two storey mid terraced property currently providing two, 2 bedroomed apartments which are fully let and producing an income of £21,700pa. The ground floor comprises sitting room, 2 bedrooms, kitchen, bathroom and utility room. The first floor comprises sitting room, 2 bedrooms, kitchen and bathroom. There is one allocated parking space per apartment to the rear shared car park.

Accommodation

	sq.m	sq.ft
Ground Floor	52.37	563.66
First Floor:	63.88	687.60

Please note all measurements are approximate and have been undertaken on a Net Internal Area (NIA).

Address	Tenancy Details
Ground Floor	Let on a residential periodic standard occupation contract at £760 PCM
First Floor	Let on a residential periodic standard occupation contract. Current rental £1050 PCM

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Council Tax:

Ground floor 94 Cardiff Road - C - £1,524.93
First floor 94 Cardiff Road - C - £1,524.93

EPC

Ground floor 94 Cardiff Road - C - 70
First floor 94 Cardiff Road - C - 69

The Energy Performance Certificate is available on request.

Viewing Arrangements

Strictly by appointment only through the sole letting agents.

Contact: Jeremy Rawlins
Tel: 02922 671555
Email: jeremyrawlins@hrt.uk.com

Contact: Will Gamlin
Tel: 02922 671555
Email: willgamlin@hrt.uk.com

Viewing strictly by appointment through Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.