

Cowbridge Road East Victoria Park, Cardiff, CF5 1JN

Overview

- NO CHAIN!!!
- INVESTMENT OPPORTUNITY
- COMMERCIAL UNIT
- 2x TENANTED FLATS
- COACH HOUSE TO REAR
- REAR LANE ACCESS FOR FLATS & COACH HOUSE
- VICTORIA PARK
- FREEHOLD
- EXCELLENT LOCATION
- VIEWINGS BY APPOINTMENT ONLY



**INVESTMENT OPPORTUNITY -
GROUND FLOOR COMMERCIAL
A1/A2 LICENCED UNIT with
TENANT - 1st FLOOR FLAT with
TENANT - 2nd FLOOR FLAT with
TENANT - COACH HOUSE -**

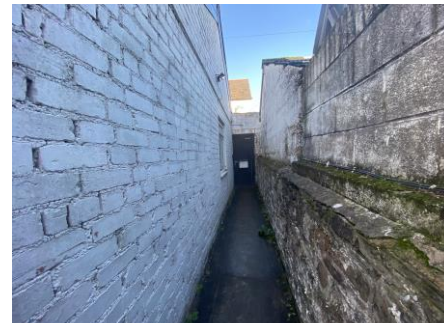
MR HOMES Offer **FOR SALE** this Large Investment Opportunity on the Busy Cowbridge Road East Area of Cardiff, Next to Victoria Park, This Sought-After Location is a Great Opportunity for an Investor to Purchase the Properties with the FREEHOLD.

**EPC = C Ground Floor Commercial
Unit A1/A2 Licence EPC = C - 1st
Floor Flat -
EPC = C - 2nd Floor Flat**

Please Call 02920 204 555 for
further information... or Email

Sales@Mr-Homes.Co.Uk

WWW.MR-HOMES.CO.UK



Ground Floor Commercial Unit - Main Shop Floor - 18' 8" x 17' 0" (5.69m x 5.18m)

Ground Floor Commercial Unit - Sink/Wash Area - 9' 0" x 7' 0" (2.74m x 2.13m)

Ground Floor Commercial Unit - Kitchen - 11' 11" x 9' 0" (3.63m x 2.74m)

Ground Floor Commercial Unit - W.c - 4' 9" x 3' 2" (1.45m x 0.96m)

Ground Floor Commercial Unit - Rear Treatment/Beauty Room 20' 3" x 9' 4" (6.17m x 2.84m)

Flat 1 - 1st Floor - Enter via Rear Lane

Flat 1 - 1st Floor - Steps Communal Hallway - Doors to Flats 1 & 2

Flat 1 - 1st Floor - Entrance Hallway - 12' 3" x 5' 10" (3.73m x 1.78m)

Flat 1 - 1st Floor - Lounge - 16' 1" x 10' 1" (4.90m x 3.07m)

Flat 1 - 1st Floor - Kitchen - 8' 7" x 7' 1" (2.61m x 2.16m)

Flat 1 - 1st Floor - Bedroom - 16' 3" x 9' 4" (4.95m x 2.84m)

Flat 1 - 1st Floor - Bedroom - 12' 10" x 9' 4" (3.91m x 2.84m)

Flat 1 - 1st Floor - Bathroom - 5' 7" x 5' 2" (1.70m x 1.57m)

Flat 2 - 2nd Floor - Entrance Hall - Staircase to Landing -
Flat 2 - 2nd Floor - Flat 2 - 2nd Floor - Landing - 13' 8" x 5' 7" (4.16m x 1.70m)

Flat 2 - 2nd Floor - Lounge - 16' 3" x 9' 1" (4.95m x 2.77m)

Flat 2 - 2nd Floor - Kitchen - 12' 10" x 8' 0" (3.91m x 2.44m)

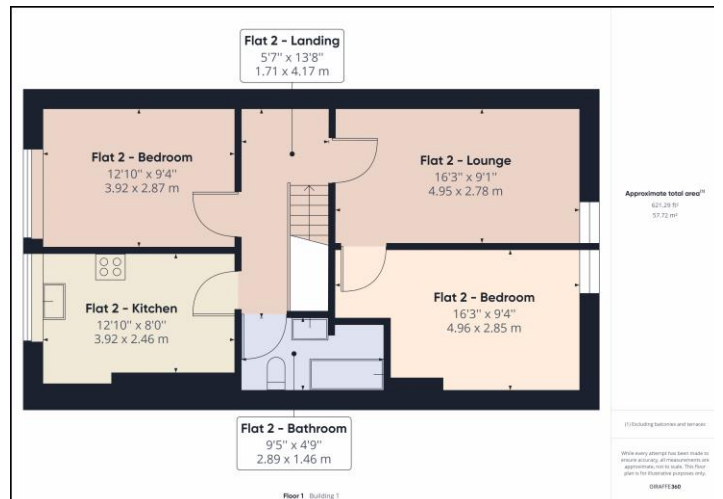
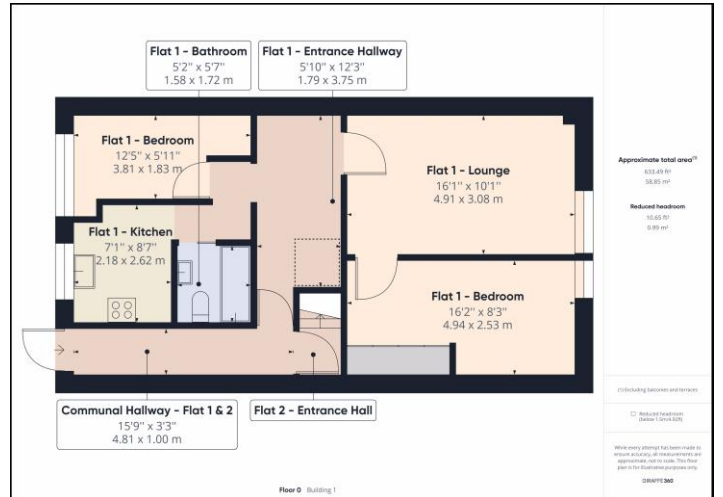
Flat 2 - 2nd Floor - Bedroom - 16' 3" x 9' 4" (4.95m x 2.84m)

Flat 2 - 2nd Floor - Bedroom - 12' 10" x 9' 4" (3.91m x 2.84m)

Flat 2 - 2nd Floor - Bathroom - 9' 5" x 4' 9" (2.87m x 1.45m)

Ground Floor - Coach House - Lounge/Kitchen/Bedroom - 19' 8" x 13' 5" (5.99m x 4.09m)

Ground Floor - Coach House - Bathroom - 5' 5" x 5' 2" (1.65m x 1.57m)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CARDIFF WEST

Homes House,
253 Cowbridge Road West,
Cardiff,
CF5 5TD