



- FREEHOLD INVESTMENT PROPERTY
- DOUBLE FRONTED END OF TERRACE
  - DETACHED GARAGE
  - EXCELLENT TRANSPORT LINKS
  - VIEWING BY APPOINTMENT ONLY

- FOUR SELF-CONTAINED ONE-BEDROOM FLATS
- FULLY TENANTED
- REAR GARDEN
- CLOSE TO LOCAL AMENITIES

The Philog,  
Cardiff,  
CF14 1ED

  
**THOMAS H  
WOOD**  
COMMERCIAL

Freehold  
Offers In Excess Of  
£500,000





Offers In Excess Of £500,000

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## INVESTMENT PROPERTY – FOUR SELF-CONTAINED ONE BEDROOM FLATS – FREEHOLD

Double fronted and spacious end-of-terrace property, currently configured as four self-contained one-bedroom flats. Situated in the ever-popular area of Whitchurch, Cardiff, this substantial freehold property offers immediate income opportunity for investors, with all four units currently tenanted. Rental income circa £31,000 p.a. The property is a residential building comprising two flats to the ground floor and two flats to the first floor, complete with a garage. Each flat comprises a well-proportioned double bedroom, a comfortable living room, a fitted kitchen, and a bathroom or shower room.

Located within easy reach of local shops, amenities, and excellent transport connections including the A470, A48, and regular bus links, this property is ideally positioned for convenience.

### ACCOMMODATION

#### GROUND FLOOR

##### FLAT ONE

1 Double Bedroom Apartment  
1056 Sq ft / 98.1 sqm<sup>2</sup>

##### FLAT TWO

1 Double Bedroom Apartment  
1056 Sq ft / 98.1 sqm<sup>2</sup>

#### FIRST FLOOR

##### FLAT THREE

1 Double Bedroom Apartment  
1056 Sq ft / 98.1 sqm<sup>2</sup>

##### FLAT FOUR

1 Double Bedroom Apartment  
1056 Sq ft / 98.1 sqm<sup>2</sup>

### TENURE

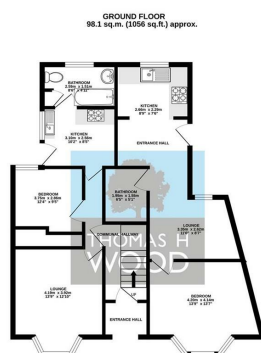
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

**PRICE - OFFERS IN ACCESS OF**  
£500,000

### VIEWING

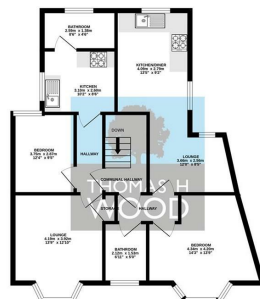
Strictly by appointment only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



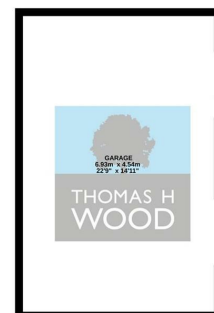
TOTAL FLOOR AREA: 1056 sq.m. (11200 sq.ft.) approx.

1ST FLOOR  
98.1 sq.m. (1056 sq.ft.) approx.



TOTAL FLOOR AREA: 1056 sq.m. (11200 sq.ft.) approx.

GARAGE  
31.4 sq.m. (338 sq.ft.) approx.



TOTAL FLOOR AREA: 1056 sq.m. (11200 sq.ft.) approx.