



134 The Philog,
Whitchurch, Cardiff
CF14 1ED



Offers In Excess Of
£500,000
Investments Residential
1 Bedroom

Tenure - Freehold

Floor Area - 2110.00 sq ft

Current EPC Rating - null

Potential EPC Rating - null

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 sqm2

FLAT TWO

1 Double Bedroom Apartment
1056 Sq ft / 98.1 sqm2

FIRST FLOOR

FLAT THREE

1 Double Bedroom Apartment
1056 Sq ft / 98.1 sqm2

FLAT FOUR

1 Double Bedroom Apartment
1056 Sq ft / 98.1 sqm2

TENURE

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

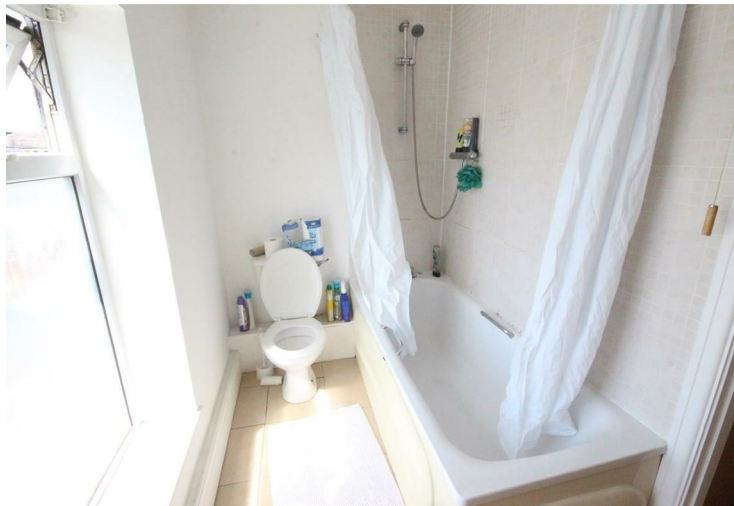
PRICE - OFFERS IN ACCESS OF

£500,000

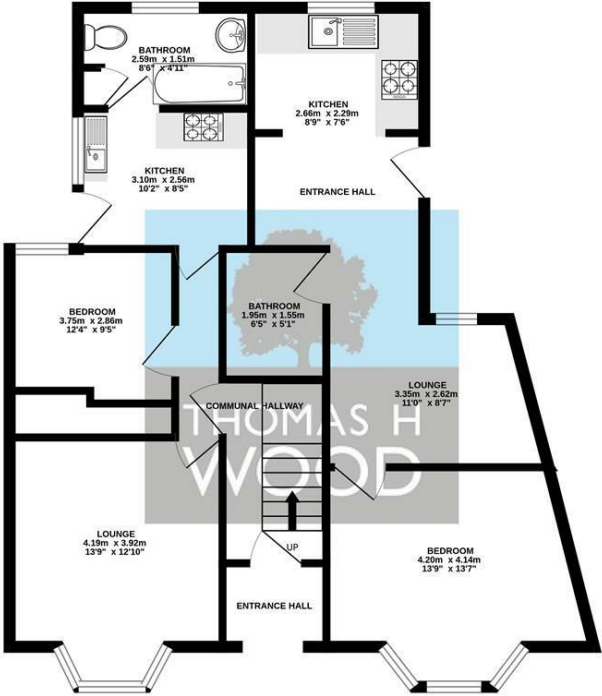
VIEWING

Strictly by appointment only.



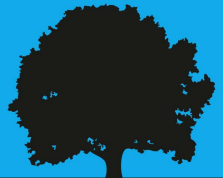
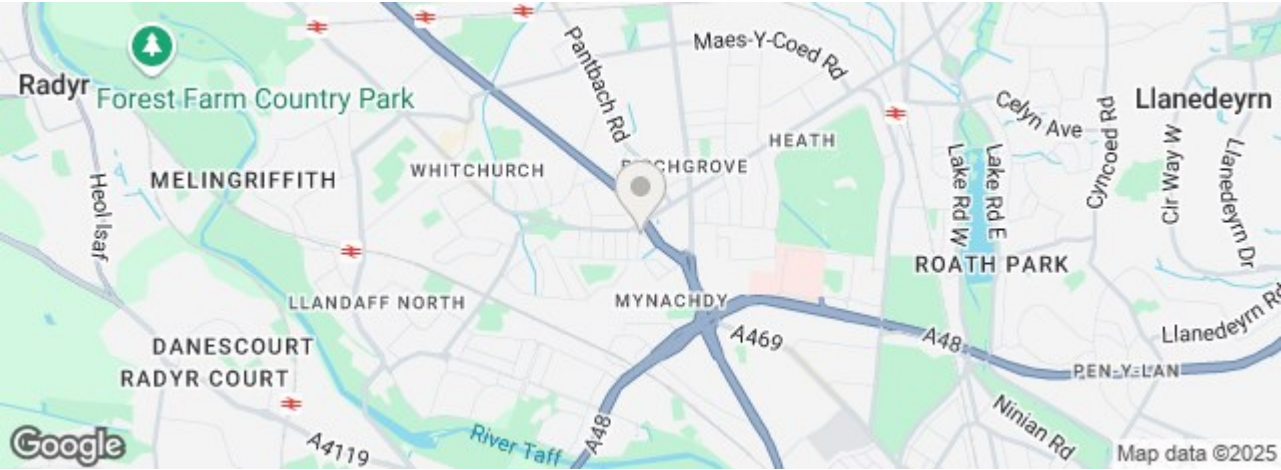


GROUND FLOOR
98.1 sq.m. (1056 sq.ft.) approx.



TOTAL FLOOR AREA : 196.0 sq.m. (2110 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THOMAS H
WOOD

CONTACT

EMAIL

sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com

Energy Efficiency Rating

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