



**Arthur Street
Cardiff, CF24 1QR**

Guide Price £250,000

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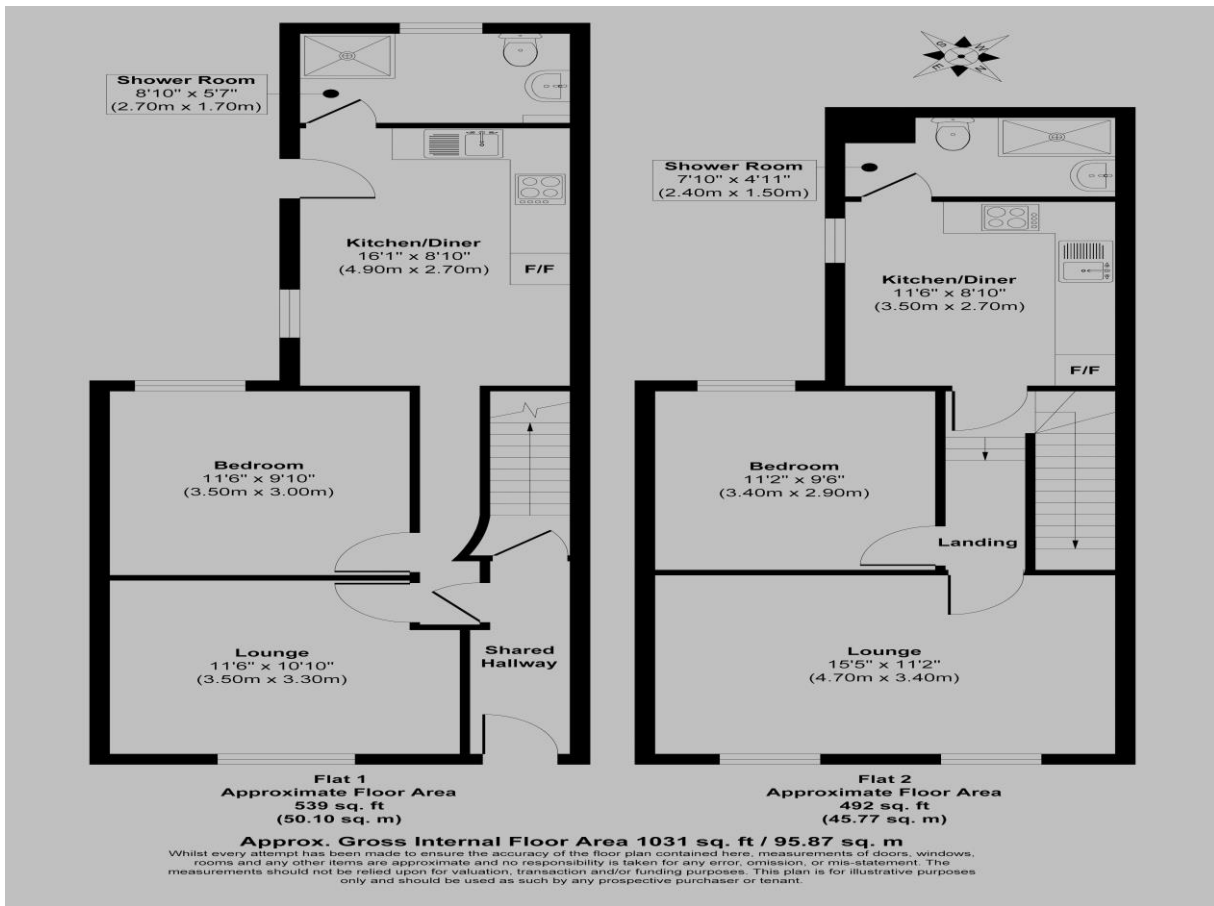


MAIN FEATURES:

- End of Terrace House Split into Ground & First Floor Flats
- Refitted Modern Kitchen/Breakfast Rooms
- Lounge/Diner
- Double Bedroom & Good Size Modern Shower Room
- First Floor with Paying Tenant
- Courtyard

An excellent investment or home opportunity in the heart of Roath! This attractive end of terrace property on Arthur Street has been thoughtfully converted into two stylish, self-contained flats — each offering a modern lifestyle with comfort and convenience. The ground floor flat features a beautifully refitted modern kitchen/breakfast room, a spacious lounge, a comfortable double bedroom, and a good-sized, contemporary shower room. Enjoy access to a private courtyard. The first floor flat, currently occupied by a paying tenant, offers an immediate income stream for investors. It mirrors the modern design of the ground floor, with a well-appointed kitchen, inviting living space, and modern shower room.

Located just moments from Albany Road and City Road, residents benefit from an array of independent shops, cafés, and restaurants. Cardiff University and the City Centre are within easy reach, making this property ideal for professionals, students, or investors alike. Excellent public transport links and nearby green spaces such as Roath Park enhance the appeal of this sought-after location. Whether you're looking for a ready-made investment or a versatile home with income potential, this Arthur Street property offers exceptional value in one of Cardiff's most vibrant and convenient neighbourhoods. Early viewing highly recommended – properties of this calibre rarely stay on the market for long!



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	42 E	
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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