

Lower Cathedral Road

CARDIFF, CF11 6LU

GUIDE PRICE £325,000

**Hern &
Crabtree**



Lower Cathedral Road

This charming property offers an incredible opportunity for investors looking to step into the profitable world of short-term rentals. Located in a desirable neighborhood, this house is uniquely configured with three fully-furnished Airbnb units, each offering comfort and style for guests seeking a cozy getaway.

The accommodation in brief comprises of Porch, hall, lounge, bedroom, en suite, a further bedroom, ensuite and rear hall leading to the enclosed garden. The first floor hosts two bedrooms, a shower room and kitchen.

Please call our Hern and Crabtree Pontcanna office for more information.



1355.00 sq ft

Porch

Enter via a double glazed composite door to the front elevation with window over. Coved ceiling. Dado rail. Stripped wooden flooring. Door leading to:

Hallway

Coved ceiling. Ceiling arch detail. Dado rail. Radiator. Stairs rising up to the first floor. Understairs storage cupboard.

Lounge

13'9" max x 11'10" max

Double glazed window to the front elevation. Coved ceiling. Picture rail. Cast iron feature fireplace with tiled hearth and wooden mantelpiece. Base unit with space for base fridge. Radiator.

Bedroom

11'9" max x 8'5" max

Radiator. Door leading to:

En Suite

11'7" max x 3'3" max

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Shower quadrant with fitted shower and glass door. Part tiled walls. Tiled flooring. Heated towel rail.

Bedroom

24'10" max x 9'6" max

Two double glazed windows to the side elevation. Two radiators. Base unit with space for base fridge. Door leading to:

Rear Hall

8'9" max x 7'5" max

Double glazed French doors leading to the rear garden. Double wash hand basin. Tiled flooring. Radiator. Door leading to:

En Suite

8'8" max x 2'6" max

Double glazed obscure windows to the side and rear elevation. W/C and wash hand basin. Shower quadrant with fitted shower and glass door. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Landing

Stairs rise up from the hallway. Wooden handrail and spindles. Matching bannister. Split level landing. Door leading to further landing space with base unit and space for base fridge.

Bedroom

12'1" max x 11'4" max

Double glazed window to the front elevation. Radiator.

Bedroom

12'0" max x 12'0" max

Double glazed window to the rear elevation. Radiator.

Shower Room

9'3" max x 5'8" max

Double glazed obscure window to the front elevation. W/C and wash hand basin. Corner shower quadrant with fitted shower and glass door. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Loft access hatch.

Kitchen

11'4" max x 9'9" max

Double glazed window to the rear elevation. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Plumbing for multiple appliances. Space for base fridge. Stripped wooden flooring. Radiator. Loft access hatch.

Garden

Enclosed rear garden. Timber decked patio. Raised flower borders. Pedestrian gate leading to the side return.

Additional Information

Freehold. Council Tax Band E (Cardiff). EPC rating D.

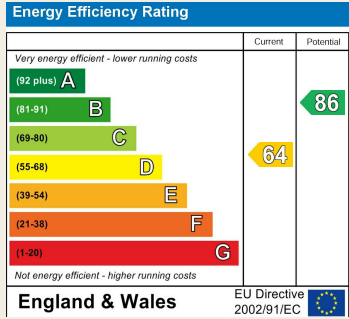
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Hern & Crabtree

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