

Taff Embankment

CARDIFF, CF11 7BE

GUIDE PRICE £525,000

Hern &
Crabtree



Taff Embankment

Excellent investment opportunity or potential for large family home - no onward chain!

A substantial, Victorian - three storey property situated on the cusp of the city centre of Cardiff and within minutes walk to the huge range of amenities & attractions offered by the vibrant Welsh capital.

This dwelling has been an excellent investment for the current owner, who divided the premises into three, self contained apartments, which have been particularly successful in Air b&b'ing!

The accommodation in brief comprises: Ground floor apartment with hallway, modern kitchen, lounge/ dining room, two double bedrooms and a bathroom & an enclosed garden.

The first floor apartment is more of a studio style with open plan living, shower room and mezzanine offering a bedroom area.

To the front of the first floor and second floor is a spacious three bedroom/ office, apartment with modern kitchen, bathroom and lounge/ dining room.

Location

Taff Embankment, is within walking distance of Cardiff City centre which includes a wide range of shops, bars, restaurants, museums and sporting & attractions. Taff Embankment is within walking distance of the local primary school - Grangetown Primary School & St Paul's C.I.W. Primary School with the local high school being Cardiff Academy School. There are railway stations within walking distance at Cardiff Central and Grangetown.



Communal hallway**Apartment one - Ground floor****Inner hallway**

Feature original tiled hallway and carpeted area. Smooth plastered ceiling. Coving to the ceiling. Steps lead down to the kitchen, which in turn provides access to the living room.

Lounge/ dining room

Situated at the rear of the property with UPVC double glazed sliding patio doors to the rear elevation giving access to the sunny garden. Wood effect laminate flooring. Radiator. Smooth plastered ceiling. Smoke detector.

Kitchen

A contemporary style kitchen with matching wall and base units with cupboards and drawers offering storage facilities with complementary work surfaces over. Stainless steel sink drainer unit with mixer tap. Built in electric oven with four ring gas hob with chimney style extractor fan above. Wall mounted gas central heating boiler. Plumbing for washing machine. Plumbing for slimline dishwasher. Double glazed window to the side elevation. Walls are part tiled.

Bedroom one

A good size double bedroom. Double glazed bay window to the front elevation offering a lovely outlook. Smooth plastered ceiling. Coving to the ceiling. Radiator.

Bedroom two

A second double bedroom, double glazed window to the rear elevation with aspect to the garden. Radiator.

Bathroom

A three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and low level WC. Walls are tiled. Heated towel radiator. Double glazed obscure window to the side elevation. Extractor.

Garden

An enclosed garden with mature shrubs and bushes. Decked sun terrace. The garden is enclosed by stone walling.

Apartment two / studio**Entrance**

Carpeted entrance. Wall mounted fuse board. Door to:

Kitchen

Contemporary style kitchen with matching wall and base units

offering storage. Plumbing for washing machine. Built in electric oven. Four ring gas hob with cooker hood. Wall mounted gas central heating boiler. Stainless steel sink drainer unit with mixer tap. Double glazed window to the side elevation. Radiator.

Lounge

Double glazed window to the rear elevation. Two skylight windows. Carpeted. Radiator. Staircase rising to the mezzanine floor.

Shower room

A three piece suite in white comprising: fitted shower cubicle, wash hand basin and WC. Two double glazed obscure windows. Heated towel radiator. Tiled flooring.

Mezzanine floor bedroom

Restricted ceiling height. Laminate flooring. Smooth plastered ceiling. Light points.

Apartment three / duplex**Inner hallway**

Staircase rising to the second floor with original newel posts and spindles. Wall mounted fuse box.

Kitchen

A contemporary style kitchen, fitted with a range of matching wall and base units with cupboards and drawers with complementary work surfaces over. Integrated electric oven with four ring gas hob and chimney style extractor fan. Stainless steel sink drainer unit. Wall mounted gas central heating boiler. Plumbing for washing machine. Space for fridge freezer. Radiator. Smooth plastered ceiling. Smoke detector.

Lounge/ dining room

UPVC double glazed bay window to the front elevation with lovely views of the river. Radiator. Smooth plastered ceiling. Feature, original cast iron fireplace.

Office/ three bedroom

Double glazed window to the front elevation. Radiator. Smooth plastered ceiling.

Bedroom one

A light and spacious bedroom. Double glazed window to the front elevation with lovely river views. Original feature cast iron fireplace. Radiator.

Bedroom two

A second double bedroom. Skylight window to the rear elevation. Radiator. Smooth plastered ceiling.

Bathroom

A three piece suite comprising: panelled bath, wash hand basin and WC. Walls are part tiled. Heated towel radiator. Extractor.

Outside front

Low level walling to a small, pretty front fore court.

Additional information

The three apartments are currently on one title. They are also marketed separately as individual units.

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	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



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