

Taff Embankment

CARDIFF, CF11 7BE

OFFERS OVER £100,000

Hern &
Crabtree



Taff Embankment

First floor studio apartment, with no chain - situated a stone's throw away from Cardiff city centre!

This property is one of three in 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 first floor apartment is more of a studio style with open plan living, shower room and mezzanine offering a bedroom style area.

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.



366.00 sq ft

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

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

Additional information

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

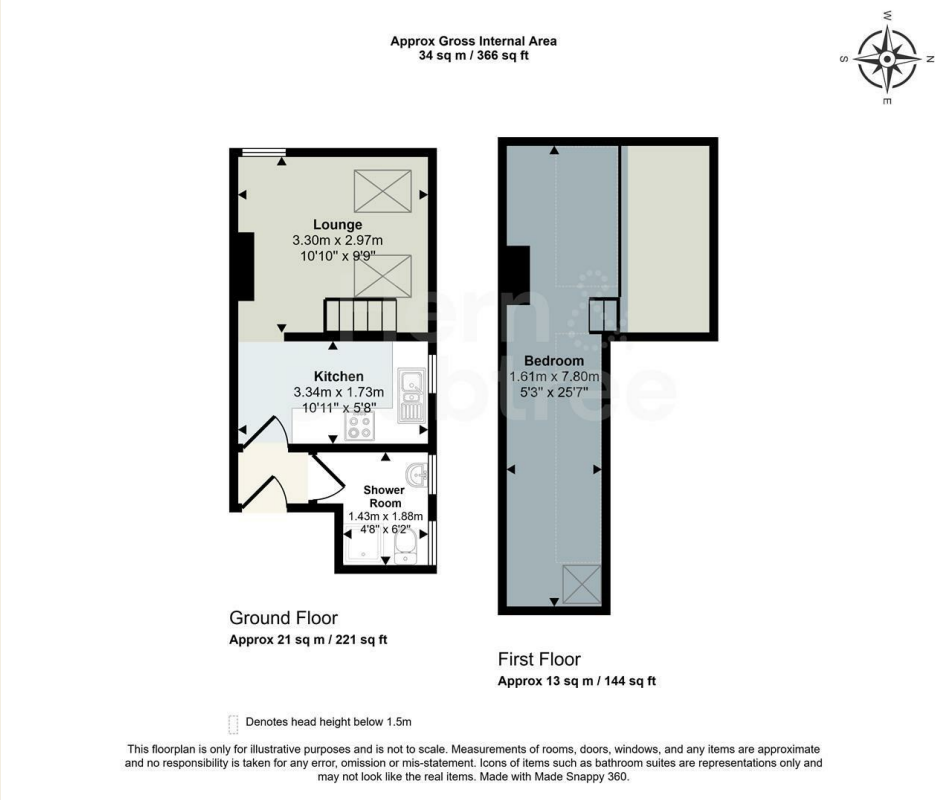
Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



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		
	62	74
England & Wales		EU Directive 2002/91/EC

