



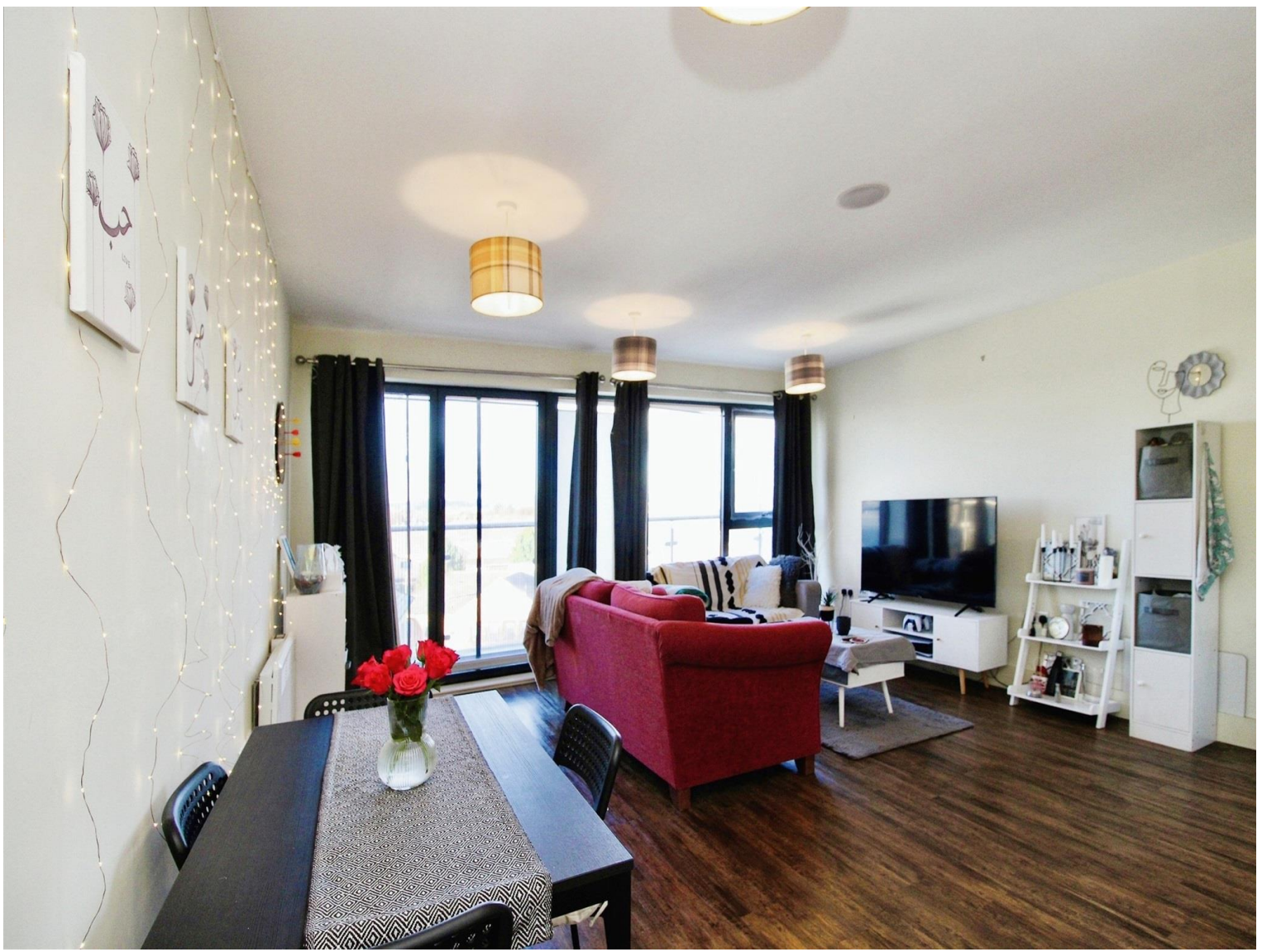
## Wellington House Lewis

£115,000

- Council Tax Band - C
- Ideal Investment Property
- Central Location
- Large Balcony with City Views
- Close to Local Amenities
- Auction 15th October
- Cash buyers only!
- EPC Rating: C



2 1 1



## About the property

To be sold at public auction on 15th October  
!located perfectly between Cardiff City Centre and Canton high street is this beautifully presented two bedroom apartment! Situated within walking distance of all local amenities such as shops, schools, hospitals and transport links, this property has a very central location! It is also within close proximity local attractions such as Cardiff City Centre, Cardiff Castle and Sophia Gardens. Internally the property comprises entrance hall, living room, kitchen, master bedroom, second bedroom and bathroom. The property further benefits from a large balcony with fantastic views! Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk). This property will be for sale to CASH BUYERS ONLY!!!

N.B. We have been advised that the potential rental income on this property is £1,200 pcm

## Accommodation

### Entrance Hallway

### Living Room

19' 1" x 15' 5" ( 5.82m x 4.70m )

### Kitchen

11' x 6' 9" ( 3.35m x 2.06m )

### Master Bedroom

14' x 10' 4" ( 4.27m x 3.15m )

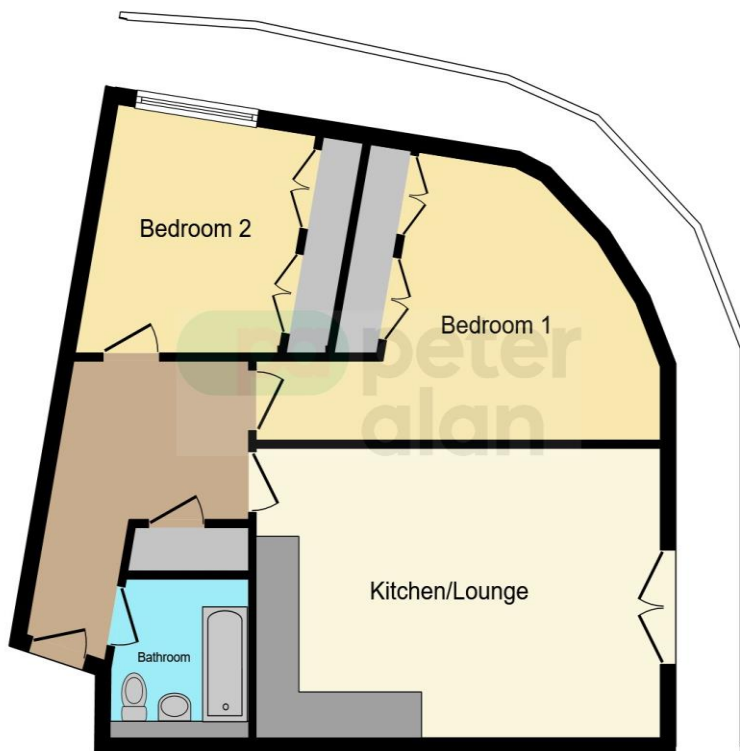


## Bedroom Two

12' 10" x 19' 1" max ( 3.91m x 5.82m max )

## Bathroom

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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