



## North Clive Street, £180,000

- TENANTS IN SITU
- Two Bedrooms
- Rear Garden with Side Access
- Investment Opportunity
- Income Potential
- EPC Rating: D



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  1
  2





## About the property

Situated within Grangetown and in the sought after area of Cardiff is this two bedroom end-terrace property that would make a PERFECT Investment Opportunity!!! Just a stone throw to all local amenities such as shops, cafes, restaurants, bars and transport links, this property also have great access to Cardiff City Centre, Cardiff Bay and M4 via the A4232! Internally the property comprises entrance, lounge, dining room and kitchen. To the first floor are two bedrooms and main bathroom. To the rear of the property is a low maintenance garden with side access and on street parking to front and side. The property is also being sold with TENANTS IN SITU! 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).

## Accommodation

### Entrance Hallway

### Lounge

12' 1" x 11' 8" ( 3.68m x 3.56m )

### Dining Room

14' 4" x 10' ( 4.37m x 3.05m )

### Kitchen

7' 2" x 7' 1" ( 2.18m x 2.16m )

### Landing



## Master Bedroom

9' 2" x 11' 2" ( 2.79m x 3.40m )

## Bedroom Two

8' 9" x 8' 4" ( 2.67m x 2.54m )

## Bathroom

## Rear Garden

## Floorplan



Total floor area 65.0 m<sup>2</sup> (699 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## 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.