



## Tewkesbury Place, offers over £300,000

- FOUR BEDROOM HMO
- TENANTS IN SITU
- DOUBLE BAY FRONTED
- TWO SHOWER ROOMS
- MODERN FITTED KITCHEN AND UTILITY ROOM
- WITHIN WALKING DISTANCE TO CARDIFF CITY CENTRE
- CLOSE TO LOCAL AMENITIES



 4  1  2





## About the property

The largest and only double bay fronted property on Tewksbury Place, offered to the market with tenants in situ. An ideal investment with a four bedroom HMO license sold with all fixtures and fittings. The property is in good order throughout and further benefits from a separate lounge, outside space, modern kitchen with utility room, two shower rooms and four double bedrooms. Within walking distance to all local amenities including shops, takeaways, restaurants and Cardiff City Centre.

## Accommodation

### Entrance Hall

With carpet flooring, radiator and access to all ground floor rooms.

### Lounge

14' Into Bay x 11' 10" ( 4.27m Into Bay x 3.61m )

Enter via wooden door with carpet flooring, radiator and upvc double glazed window to front.

### Bedroom Two

14' Into Bay x 11' 10" ( 4.27m Into Bay x 3.61m )

Enter via wooden door, a double bedroom with carpet flooring, radiator and upvc double glazed window to front.

### Kitchen



11' 4" x 12' 1" ( 3.45m x 3.68m )

A modern fitted kitchen with vinyl flooring, a range of matching wall and base units, radiator, electric fan assisted oven with four ring hob and extractor over, chrome sink with mixer tips and upvc double glazed french doors onto garden.

**Utility** Housing combi boiler, base units with work tops and space for further utilities including fridge freezer.

**Shower Room** With vinyl flooring, low level wc, radiator, pedestal sink with chrome mixer tap, walk in shower with glass shower screen and misted upvc double glazed window to rear.

**Landing** With carpet flooring, loft hatch and access to all first floor rooms.

**Bedroom One** 15' 2" x 12' 2" ( 4.62m x 3.71m ) With carpet flooring, radiator and upvc double glazed window to front.

**Bedroom Three** 12' 10" x 11' 3" ( 3.91m x 3.43m )

with carpet flooring, radiator and upvc double glazed window to rear.

**Bedroom Four** 14' x 12' 7" ( 4.27m x 3.84m )

With carpet flooring, built in wardrobe, radiator and upvc double glazed bay fronted window.

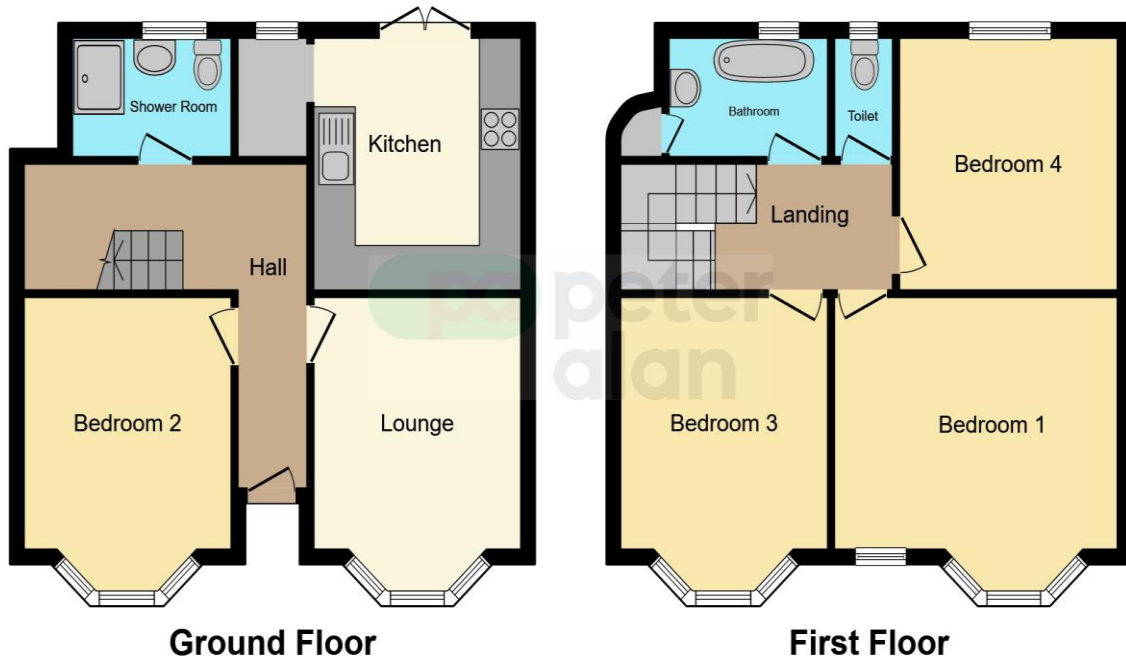
**Wc** Separate to the bathroom with low level wc, wash hand basin and upvc misted window to rear.

**Bathroom** With vinyl flooring, vanity unit with wash hand basin and chrome mixer tap, fully tiled walls, paneled bath with shower over, storage cupboard and upvc misted window to rear.

**Rear Garden** An easily maintainable rear garden accessed via the kitchen.



## Floorplan



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