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184 North Road, Heath, Cardiff, CF14 3BJ

Offers over £850,000.

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ATTENTION ALL INVESTORS; This is an opportunity to acquire a large corner building which has been fully converted into six self-contained 1-2-bedroom apartments, complete with both planning permission and building regulation approval, and fully fire regulated.

The apartment block currently receives a gross income of £4375 per calendar month, and as the building is being sold as a company there would be no stamp duty payable.

This is a very attractive investment opportunity, as in the future each flat could be sold off independently to create a return in excess of £1,000,000. Each apartment is totally self-contained with its own independent gas, electricity and water supplies, each flat is independently rated with its own council tax, and each apartment comes fully equipped with modern kitchen and bathrooms, full PVC double glazing, and individual gas combi boilers.

There is a fully serviced and regulated fire alarm system, with fire doors and fire ceilings throughout.

Building and planning certification was completed in 2019, and each apartment comes fully furnished with current tenancies in place, providing an immediate income.

Viewing is by appointment and strongly recommended.

Entrance Porch-Open Fronted

Approached from Newfoundland Road with a security entrance gate with brick-built boundary walls surmounted by decorative railings leading to a paved entrance with personalised letter boxes and meters.

Communal Entrance Hall

Approached via a PVC double glazed obscure glass front entrance door part panelled and leading to a communal hall with built out storage units, smoke ventilation system.

Inner Hall

Inner hallway with a wide carpeted staircase leading to upper floors.

Flat 1 Independent Entrance Hall

Approached via an independent front door leading to a main hall with entrance security telecom phone.

Cloakroom

Comprising white suite with W.C. and wash hand basin with chrome taps and ceramic tiled splashback, air ventilator.

Kitchen / Breakfast Room

10' x 10' 5" (3.05m x 3.17m) Fitted along two sides with a range of modern floor and eye level units with white door fronts and chrome slimline handles beneath round nosed oak patterned laminate worktops incorporating a stainless-steel sink with mixer taps and drainer, integrated four ring electric hob with stainless steel canopy style extractor hood, integrated Lamona fan assisted electric oven, automatic washing machine, PVC double glazed window to side, PVC double glazed window to rear, space housing an upright fridge freezer, eye level wall cupboard housing wall mounted gas central heating boiler, glass splashback, ceiling with spotlights. Space with a small breakfast table and chairs.





Bedroom

11' 3" x 10' 10" (3.43m x 3.30m) Approached independently from the hall, two PVC double glazed windows to side and rear, radiator, ceiling with spotlights, recess measuring 3' 10" depth x 2' 10" width leading to....

Bathroom

White suite with walls part ceramic tiled comprising panel bath with chrome mixer shower fitment, chrome mixer taps, clear glass shower screen, shaped pedestal wash hand basin with pop-up waste and chrome taps with ceramic tiled splashback, W.C., ceiling with spotlights, air ventilator, chrome vertical towel rail.

Flat 2

Independent Entrance Hall

Approached via an independent front entrance door leading to an independent hallway, with a security entrance telecom phone, internal doors to all principal rooms.

Kitchen And Living Room

26' 2" x 18' 7" maximum (7.98m x 5.66m maximum) A particularly well designed and spacious open plan kitchen, living room and dining room, well fitted with units along two sides at both floor and eye level in white high gloss with chrome handles beneath round nosed oak patterned laminate worktops incorporating a Lamona four ring electric hob with glass splashback and stainless-steel canopy style extractor hood, integrated Lamona fan assisted electric oven, space with Hotpoint washing machine, stainless steel sink



with chrome mixer taps and drainer, integrated fridge freezer, eye level wall mounted storage cupboard housing a gas central heating boiler (I24). Laminate wood flooring throughout, double radiator, high ceiling with spotlights, five PVC double glazed windows with outlooks from the side and front across Newfoundland Road and on to North Road, ample space for a sofa suite and coffee table, further space for a dining table and four chairs, two double radiators.

Bedroom One

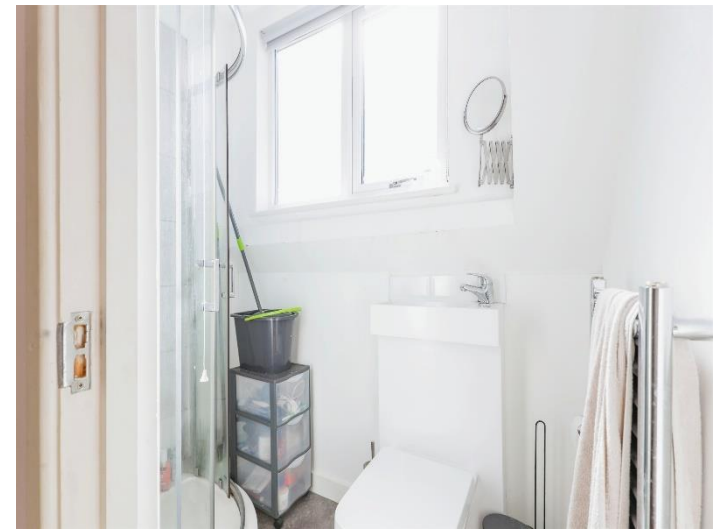
12' 4" x 11' 8" (3.76m x 3.56m) Independently approached from the entrance hall, leading to a double size bedroom with three white PVC double glazed windows with outlooks on to Newfoundland Road, double radiator, high ceiling with spotlights.

Bedroom Two

8' 1" x 7' 10" (2.46m x 2.39m) Independently approached from the entrance hall, leading to a further bedroom with white PVC double glazed window with outlooks on to Newfoundland Road, high ceiling with spotlights, radiator.

Bathroom

White suite with walls part ceramic tiled comprising panel bath with mixer taps and chrome mixer shower fitment, clear glass shower screen, W.C., pedestal wash hand basin with ceramic tiled splashback, tiled flooring, air ventilator, spotlights.



First Floor Landing

Approached via a wide carpeted returning spindle balustrade staircase leading to the first-floor landing with wall light.

Flat 3

Independent Entrance Hall

Approached via an independent front entrance door leading to a hallway with security entrance telecom phone, ceiling with spotlights. Off the entrance hall is a built-in full height storage cupboard also housing an I24 gas central heating boiler.

Kitchen And Living Room

13' 8" x 10' 3" (4.17m x 3.12m) Comprising modern white high gloss floor and eye level units with slimline chrome handles beneath square nosed laminate oak patterned worktops incorporating a white Lamona sink unit with mixer taps and drainer, integrated Lamona four ring electric hob with glass splashback, stainless steel canopy style extractor hood, and an integrated fan assisted Lamona electric oven. Hotpoint washing machine, integrated fridge freezer, ceiling with spotlights, laminate wood flooring throughout, two white PVC double glazed windows with outlooks on to Newfoundland Road, double radiator. This room is approached via a very deep entrance recess which measures 2' 9" width x 6' 1" depth.



Bedroom One

15' 3" x 11' 5" (4.65m x 3.48m) Independently approached from the entrance hall leading to a double size bedroom with white PVC double glazed window with rear aspect, high ceiling with spotlights, radiator.

Bedroom Two

8' 10" x 6' 4" (2.69m x 1.93m) Independently approached from the entrance hall, a second bedroom or alternatively and currently being used as a study, equipped with a white PVC double glazed window with an outlook onto Newfoundland Road, radiator, wide alcove.

Bathroom

White suite comprising panel bath with chrome mixer taps, chrome mixer shower fitment with clear glass shower screen, porcelain tiled surround, slimline W.C., pedestal wash hand basin with chrome taps and pop-up waste, retro ceramic tiled splashback, vertical radiator, white PVC double glazed obscure glass window to rear, air ventilator, tiled flooring.

Flat 4

Independent Entrance Hall

Approached via an independent front entrance door leading to a main hall with a security entrance telecom door entry phone system.

Open Plan Lounge and Kitchen

19' 10" x 13' 9" (6.05m x 4.19m) Fitted along two sides with a modern range of white high gloss floor and eye level units with square nosed laminate worktops incorporating a



stainless steel sink with mixer taps and drainer, integrated four ring electric hob with glass splashback and canopy style extractor hood, integrated fan assisted electric oven, space with plumbing for a washing machine, integrated fridge freezer, ceiling with spotlights, laminate flooring, double radiator, PVC double glazed window with an outlook on to Newfoundland Road, two further PVC double glazed windows together with a French door opening on to a private under cover front balcony with decorative railings and space for patio chairs. Large modern matching tall storage unit housing a wall mounted gas central heating boiler.

Bedroom One

12' 8" x 12' 4" (3.86m x 3.76m) Inset with a wide but shallow bay with multiple PVC double glazed windows with outlooks on to Newfoundland Road, ceiling with spotlights, double radiator.

Bedroom Two

8' 6" x 6' 9" (2.59m x 2.06m) Independently approached from the entrance hall, radiator, PVC double glazed window with outlooks on to Newfoundland Road.

Bathroom

White suite comprising panel bath with ceramic tiled surround, chrome mixer taps, chrome mixer shower fitment, glass shower screen, slimline W.C., shaped pedestal wash hand basin with taps, ceiling with spotlights, air ventilator.



Second Floor Landing

Approached via a wide returning carpeted spindle balustrade staircase leading to a second-floor landing inset with two velux double glazed windows.

Flat 5 Independent Entrance Hall

Approached by an independent entrance door, leading into a main hall, inset with a velux double glazed window, a small recess and a built-in low-level cupboard. Internal doors to the kitchen and lounge, the bathroom and the bedroom.

Open Plan Kitchen and Lounge

23'0 x 12'6, Fitted along two sides with both floor and eye level in white high gloss with chrome handles beneath round nosed oak patterned laminate worktops incorporating a four ring electric hob with a mirror splashback and stainless steel canopy style extractor hood, space with a separate fan assisted electric oven, space with a washing machine, modern sink with mixer taps and drainer, space with a fridge and separate freezer, gas central heating boiler, radiator, lounge area with PVC window to side, two further velux double glazed windows.

Bedroom One

Velux double glazed window, radiator.

Bathroom

White suite comprising panel bath with mixer taps and mixer shower fittings, wash hand basin, wc, PVC window,

Flat 6 Independent Entrance Hall

Approached by an independent entrance door leading into a small hall which provides access to the shower room, the bedroom and the kitchen and lounge.

Kitchen & Lounge

23'10 x 10'6, Fitted with both floor and eye level in white high gloss with chrome handles beneath round nosed laminate worktops incorporating a four ring electric hob with a mirror splashback and stainless steel canopy style extractor hood, integrated fan assisted electric oven, washing/dryer, modern sink with mixer taps and drainer, fridge-freezer, gas central heating boiler, radiator, lounge area with PVC window to side.

Bedroom One

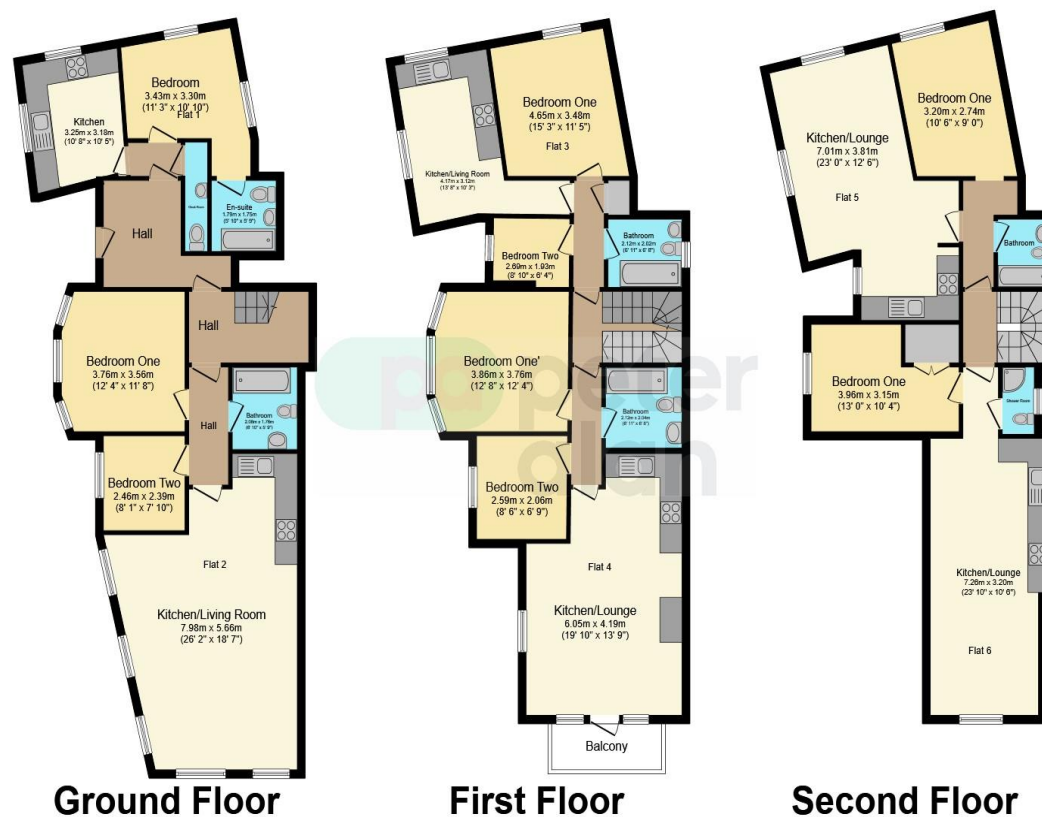
Independently approached from the lounge and kitchen, a double size bedroom with a white PVC double glazed window with an elevated outlook on to Newfoundland Road, high ceiling with spotlights, radiator, useful built out wardrobe housing an I24 gas boiler.

Shower Room

Modern white suite comprising W.C. with overhead wash hand basin with chrome taps, pop-up waste and tiled splashback, corner shaped shower cubicle ceramic tiled with chrome shower unit and sliding glass doors and screen, white PVC double glazed obscure glass window to side, chrome vertical towel rail, air ventilator, spotlights.







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