

# Broadway, £240,000

- Council Tax B
- Ideal investment
- Within walking distance of Cardiff City Centre
- Close to local bus routes and commuter links
- Private rear garden to the ground floor
- EPC Rating: D













# About the property

\*\* INVESTMENT OPPORTUNITY \*\* A traditional property, split into two, one bedroom apartments. The ground floor is to be sold with tenants in Situ, and vacant to the first floor. Ideally located within walking distance to Cardiff City Centre, bus routes nearby and local amenities.

### Accommodation









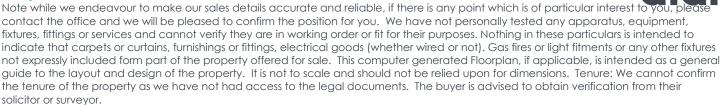


#### **Floorplan**



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.focalagent.com

### **Important Information**



Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let



