

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



PEARL STREET
ADAMSDOWN



GROUND FLOOR

HALL

BEDROOM

4.39m x 3.86m (14'5" x 12'8")

SHOWER ROOM

SAUNA

MUD ROOM

6.71m (22')

BEDROOM

4.39m x 3.61m (14'5" x 11'10")

FIRST FLOOR

KITCHEN

2.41m x 3.81m (7'11" x 12'6")

LOUNGE DINER

6.91m x 5.41m (22'8" x 17'9")

BEDROOM

4.09m x 3.84m (13'5" x 12'7")

ENSUITE

1.75m x 1.63m (5'9" x 5'4")

LOWER GROUND FLOOR

REC ROOM

4.34m x 3.78m (14'3" x 12'5")

DEN

1.73m x 2.59m (5'8" x 8'6")

BATHROOM

PRIMARY BEDROOM

4.27m x 5.36m (14' x 17'7")

GARDEN

TENURE

Freehold, but this is to be confirmed by your solicitors

RENTAL POTENTIAL

The owner has informed us that they previously achieved circa £70,000 per year with Air B&B, and ask £800 per weekend. We would estimate a rental figure of £500-550 per room for a standard Occupational contract.

COUNCIL TAX




Band - E





PEARL STREET

ADAMSDOWN, CF24 1HD - £295,000

 4 Bedroom(s)
  3 Bathroom(s)
  1868.00 sq ft

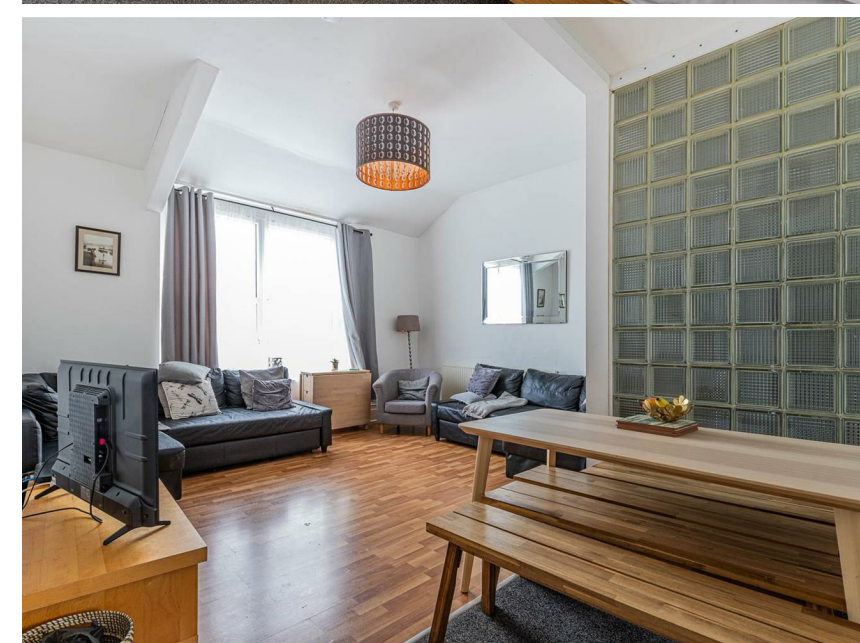
NEW TO MARKET is this deceptively spacious end of terrace property, located a short walk from Cardiff City centre. Currently set up for holiday rental / sort stay accommodation, but would also make a great long term rental property. The accommodation is spread over 3 floors and offers Four bedrooms, three bathrooms, den, sauna, modern kitchen and spacious living space. There is also a low maintenance rear garden, with an option of off road parking. Offered with no chain, and the seller is open to include the furniture.

The property is conveniently located a short walk to local shops and parks, and a 15-20min walk to Cardiff central station, and easy access onto the M4, making it a perfect destination for visitors to Cardiff.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
 Ramzy@jeffreygross.co.uk
 02920 499680
 Branch manager





Pearl St, Adamsdown, CRF

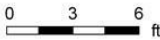
Main Building: Total Interior Area 1863.04 sq ft



Basement

Ground Floor

1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Pearl Street, Adamsdown, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	