



Woodville Road, Cathays, Cardiff, CF24 4NW

£225,000

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Property Details

Nestled in the vibrant and accessible neighbourhood of Cathays, Cardiff, this quaint 2-bedroom terrace house represents a unique opportunity for first-time buyers and investors alike. Positioned just off the bustling Crwys Road, the property is ideally located near a host of amenities, including schools, parks, and excellent transport links, making it a perfect choice for those seeking convenience and community spirit.

Upon entering, you're greeted by a spacious open plan lounge / dining room that offers flexibility and comfort. The room is suffused with natural light, enhancing the sense of space and inviting imagination for future décor. Each of the two double bedrooms is well-proportioned, providing ample space for personalisation—whether you're setting up a serene bedroom, a home office, or a creative studio.

The potential for a loft conversion (subject to planning) adds another layer of appeal, offering the possibility to expand and customise the living space further. The property is currently a blank canvas, ready for new owners to imprint their style and transform it into a dream home.

The charm of the property is amplified by its external features. A cosy outdoor space offers a private retreat where one can enjoy quiet mornings or lively evenings with friends. The area promises to be a delightful spot for anyone looking to create an outdoor sanctuary.

Strategically located, the house benefits from proximity to Cardiff's popular evening destinations, including trendy bars and restaurants, enriching the lifestyle of its residents. On-street permit parking is an added convenience, catering to the needs of those with vehicles.

Currently vacant and available without the complication of a chain, this house is ready for immediate occupation. For those looking to invest, the property presents a valuable opportunity to capitalise on the continuous rental and student demand in this bustling area.

Tenure

We have been advised by the Vendor that the property is FREEHOLD and is being sold with NO CHAIN.

Council Tax

Band D.

Porch

Entrance Hall

Lounge

10'5" x 11'7" (3.19m x 3.55m)

Dining Room

7'4" x 8'8" (2.25m x 2.66m)

First Floor Landing

Bedroom One

10'11" x 15'0" (3.35m x 4.59m)

Bedroom Two

9'5" x 11'6" (2.89m x 3.51m)

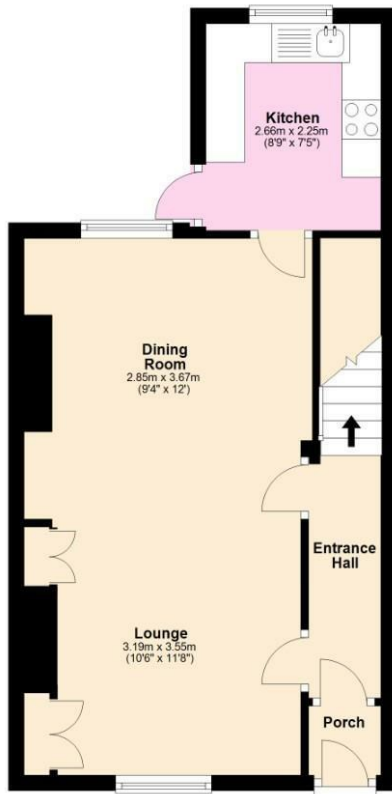
Family Bathroom

7'6" x 8'9" (2.29m x 2.67m)





Ground Floor



First Floor



Total area: approx. 73.1 sq. metres (786.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
	78
59	

Environmental Impact (CO ₂) Rating	
Current	Potential

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.