



71 Tewkesbury Street, Cardiff, CF24 4QR

Price £300,000



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Prime Location in Cathays' Golden Triangle

Situated in the highly sought-after Golden Triangle of Cathays, this charming 3-bedroom terraced house offers an excellent opportunity for both investors and families alike. The area is renowned for its vibrant atmosphere and convenient access to Cardiff City Centre, making it a prime choice for those seeking a dynamic lifestyle.

Whether you're an investor looking for a promising opportunity or a family seeking a well-located home, this property ticks all the boxes. Its prime location, modern features, and versatile layout make it a standout choice in the market.

Spacious Living with Two Receptions

The property boasts two generously sized reception rooms, providing ample space for both relaxing and entertaining. Whether you're hosting a dinner party or enjoying a quiet evening with family, these versatile spaces cater to all your needs.

Modern Conveniences with Newly Fitted Features

This home has been thoughtfully updated with newly fitted windows and fire doors, ensuring comfort and safety. These modern additions not only enhance the property's aesthetic appeal but also provide peace of mind for residents.

Functional Layout

The ground floor features a well-appointed kitchen, perfect for culinary enthusiasts. The first floor hosts a bathroom, conveniently located for all three bedrooms. This layout offers practicality and ease of living, making daily routines smooth and efficient.

Potential HMO Property

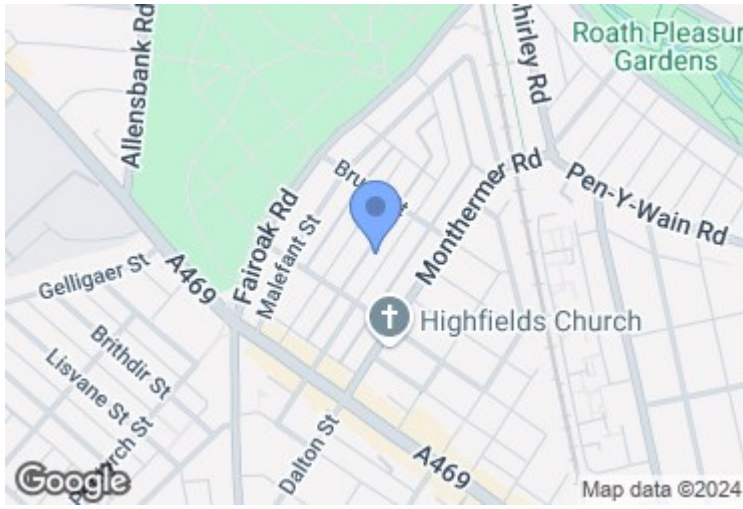
While currently not licensed, this property presents an ideal opportunity for conversion into an HMO, subject to obtaining the necessary permissions. With the increasing demand for rental properties in the area, this could be a lucrative investment option.

Proximity to Amenities and Cardiff City Centre

One of the standout features of this property is its close proximity to local amenities. Within walking distance, you'll find a variety of shops, takeaways, and restaurants, catering to all tastes and preferences. Additionally, Cardiff City Centre is just a short stroll away, offering a wealth of cultural, entertainment, and shopping options.

Fantastic Investment or Family Home

Tel: 02920 310 555



Total area: approx. 95.9 sq. metres (1032.3 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
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		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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