



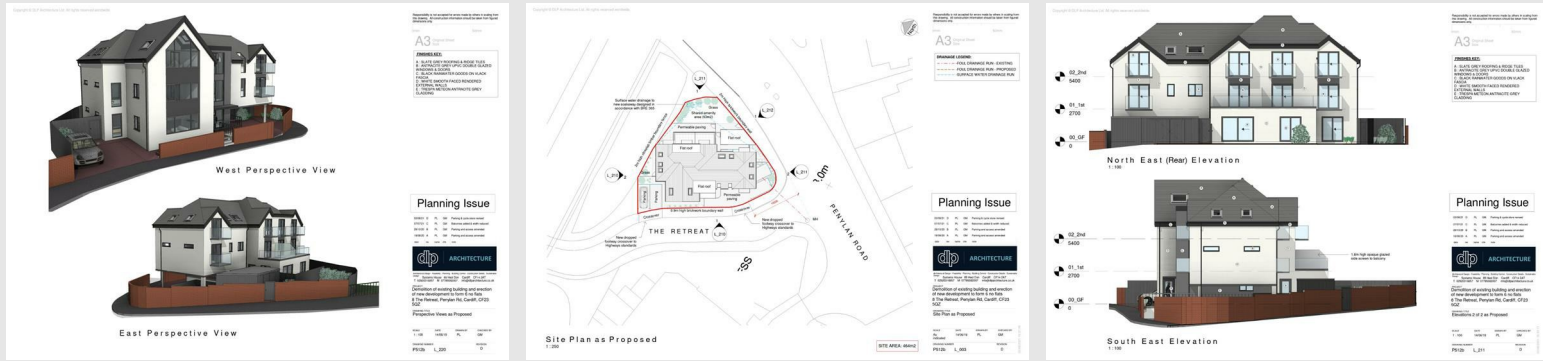
The Retreat, Cardiff, CF23 5QZ
Offers Over £575,000

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Description

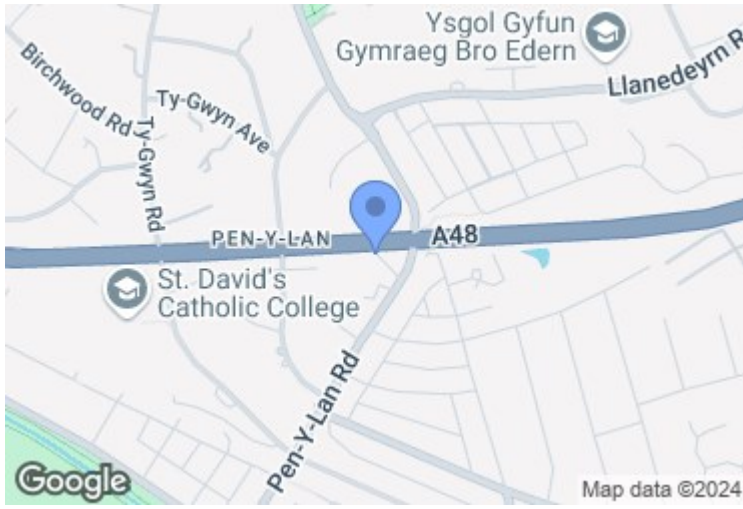
Unlock the potential of Penylan with this exceptional development opportunity. Currently operating as a 9-bedroom HMO, this expansive property is primed for transformation. With approved plans (reference 20/01176/MNR) already in place, envision a development of 6 individual apartments, comprising 5 two-bedroom units and a single one-bedroom unit, spread across three floors.

Located in the heart of Penylan, Cardiff, this property offers more than just bricks and mortar; it offers a lifestyle. Future residents will revel in the historic charm of Penylan, with Roath Park Lake and gardens, and a plethora of unique eateries just a short stroll away. The convenience of city living is balanced with the tranquility and community spirit that Penylan is renowned for.

The property's generous plot size of 0.11 acres ensures ample space for each unit, with potential for landscaping and communal areas. Additionally, the no onward chain status ensures a smooth transition for developers eager to embark on this project.

In an area where demand for quality housing is high, this development opportunity is not just an investment in property, but an investment in the future of Penylan. Whether you're an established developer or looking for your next project, this property promises a return on investment both financially and in the lasting legacy it will provide to the community.

The vendor has informed us that the development was valued by Savills back in 2020 at £1,700,000.



Ground Floor
1 : 100

Energy Efficiency Rating	
Current	Potential
	80
	66
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>	

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