



The Retreat, Cardiff, CF23 5QZ

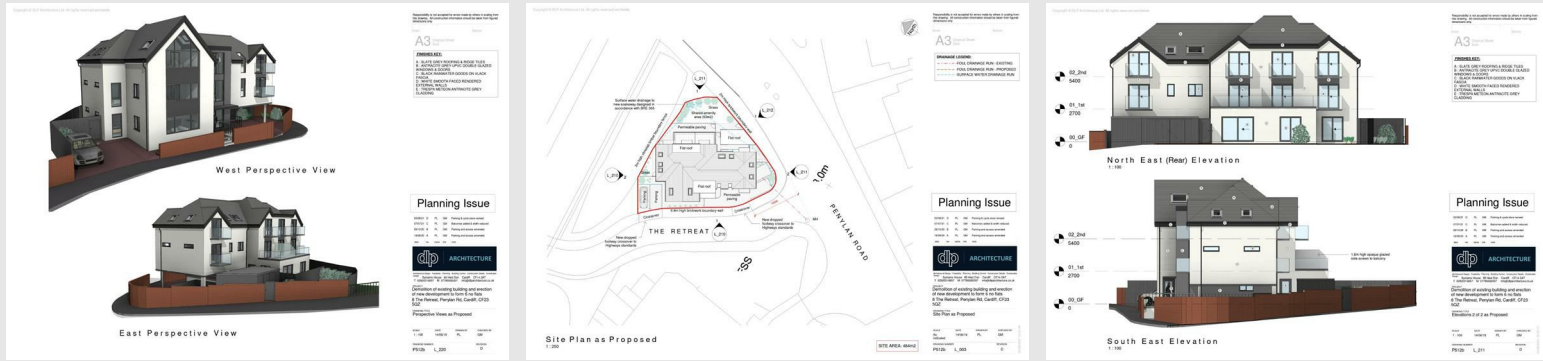
Offers Over £560,000

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Offers Over £560,000



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.

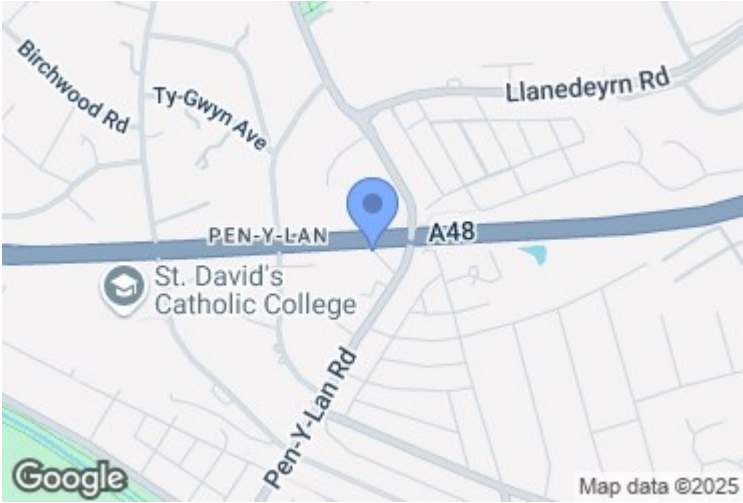
The property's generous plot size of 0.11 acres ensures ample space for each unit, with potential for landscaping and communal areas. Additionally, the no onward chain status ensures a smooth transition for developers eager to embark on this project.

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.

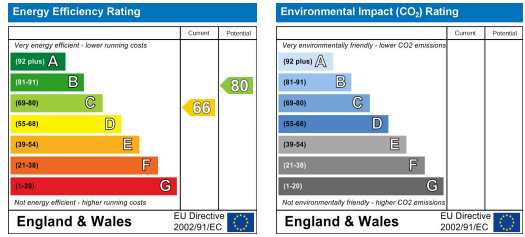
The vendor has informed us that the development was valued by Savills back in 2020 at £1,700,000.

Please Note

All buyers are required to complete a digital Anti-Money Laundering (AML) check via MoveButler as part of the legal compliance process. This is a mandatory requirement, and a £20 fee per person is payable directly to MoveButler. The purchase cannot proceed without successful completion of this check.



Ground Floor
1 : 100



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