



KEY
EXECUTIVE
SALES

Price £210,000

, Talworth Street, Cardiff CF24 3EJ



Reception Room

12'11 x 13'2 (3.94m x 4.01m)

Living Room

9'11 x 17'3 (3.02m x 5.26m)

Kitchen

8'6 x 8'3 (2.59m x 2.51m)

Bathroom

Bedroom One

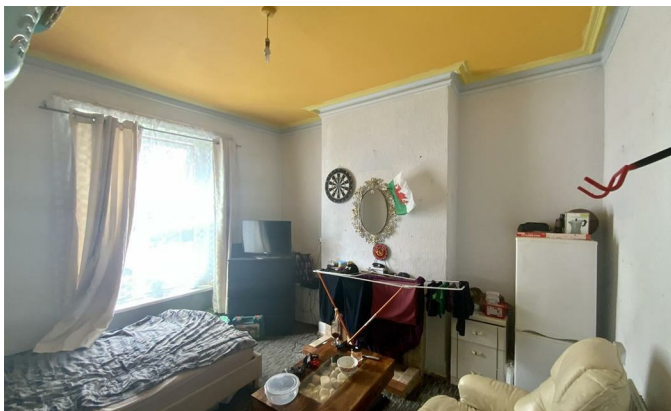
16' x 13'2 (4.88m x 4.01m)

Bedroom Two

9'11 x 15'3 (3.02m x 4.65m)

Bedroom Three

9'1 x 14'2 (2.77m x 4.32m)



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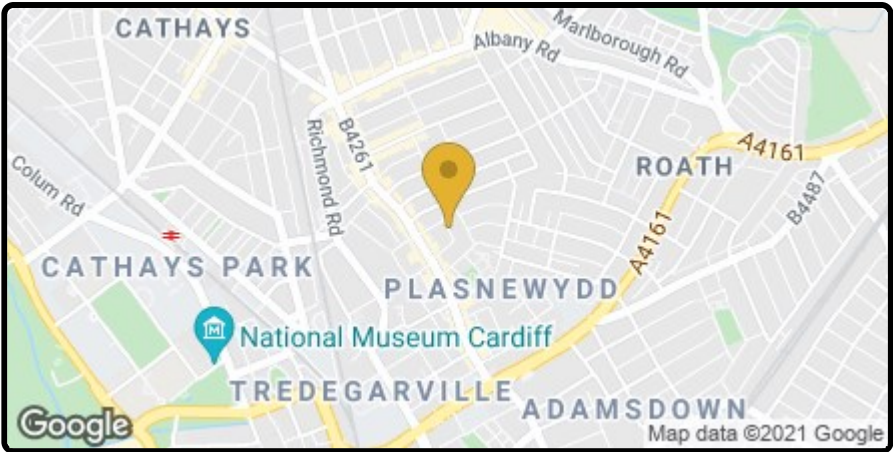
TENANTEDREFURBISHMENT NEEDED***FANTASTIC OPPORTUNITY***

This three bed is one of five being sold by us here at Key Executive Sales, this property requires work throughout to bring up to a modern standard these will be a amazing investment if you are looking for a challenge.

Currently going through probate at this time.

Located just off city road around all the amenities and transport link this is priced to sell and certainly not one to be missed get in touch to register your details in advance!

Property is currently tenanted, paying £1,000pcm. Current contract is on a periodic monthly basis.



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		
	45	78
England & Wales		
EU Directive 2002/91/EC		

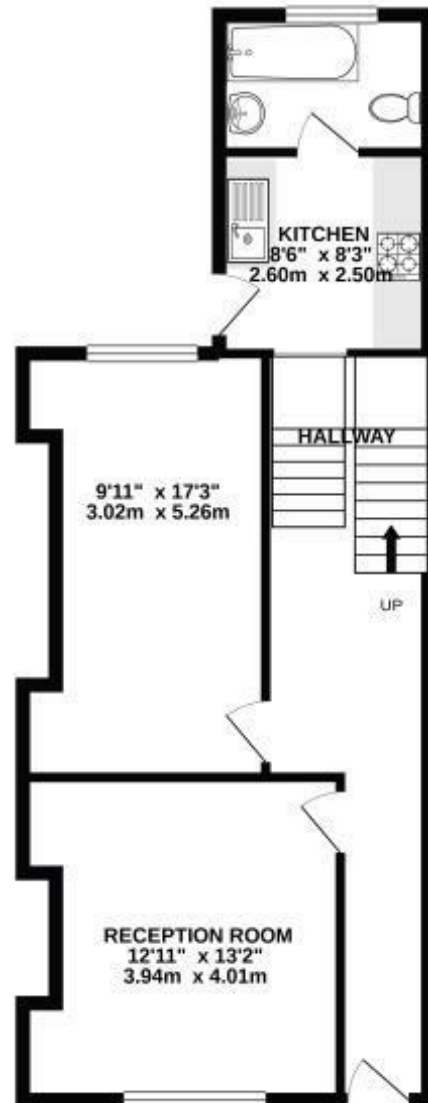
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
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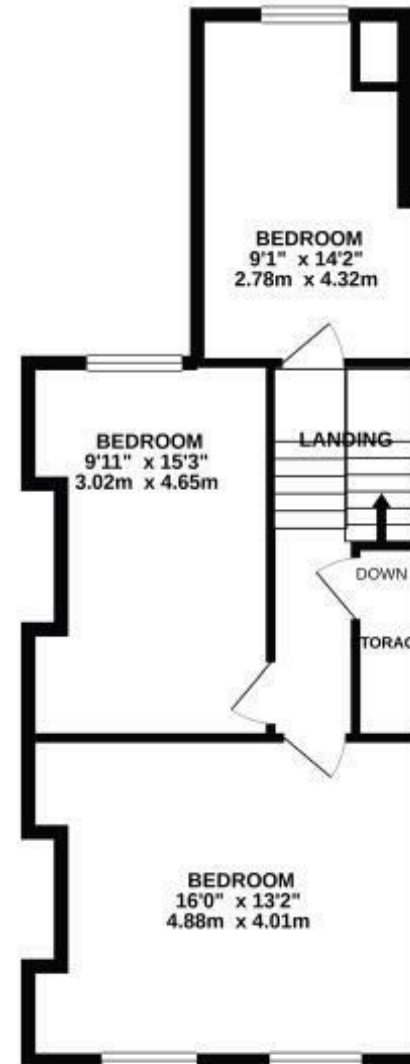
02920 489 000 | info@keyexecutivesales.co.uk | www.keylet.co.uk | 117-120 Bute Street, Cardiff Bay, Cardiff, CF10 5AE
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   @keyexecutivesales

GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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