



12 De Burgh Street, Cardiff, CF11 6LD £300,000

A mid terrace house which has been converted to provide two self contained flats. The property is located within walking distance of the city centre, but offers local shopping facilities and amenities at the nearby area of Canton.

The flats both benefit from UPVC double glazing and gas central heating.

The accommodation briefly comprises:

Ground Floor: Entrance hallway, lounge, one bedroom, kitchen, bathroom. Enclosed rear garden. Let at £675 pcm.

First Floor: Entrance hallway, lounge, two bedrooms, kitchen, bathroom. Let at £800 pcm. Current rent £1,475 pcm. Full details coming shortly.

Ground Floor Flat 1

Hallway 8'5 x 3'11 (2.57m x 1.19m)

Lounge 13'11 x 12'5 (4.24m x 3.78m)

Bedroom 11'7 x 9'6 (3.53m x 2.90m)

Kitchen 15'8 x 11'1 (4.78m x 3.38m)

Bathroom 5'10 x 7'10 (1.78m x 2.39m)

First Floor Flat 2

Landing 3'10 x 5'4 (1.17m x 1.63m)

Lounge 11'1 x 16'5 (3.38m x 5.00m)

Bedroom 1 11'8 x 10'6 (3.56m x 3.20m)

Bathroom 6'5 x 5'7 (1.96m x 1.70m)

Bedroom 7'7 x 8'3 (2.31m x 2.51m)

Kitchen 5'11 x 11'1 (1.80m x 3.38m)

Floor Plan



Area Map

PONTCANNA National Museum Cardiff (92 plus) A Romilly Rd В RIVERSIDE Clive Rd **Bute Park** Cardiff COOPER'S FIELD Cowbridge Rd E RIVERSIDE ST DAVIDS A4161 Not energy efficient - higher running costs CENTRE **England & Wales** A4160 Principality Stadium Environmental Impact (CO₂) Rating Broad St Ninian Park Rd CITY CENTRE Tudor St (92 plus) 🔼 (81-91) LECKWITH TAFFS MEAD Cardiff City Stadium BUTETOWN SALTMEAD Coools **England & Wales** Map data @2024 Google

Energy Efficiency Graph

92

65

EU Directive 2002/91/EC

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