



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)

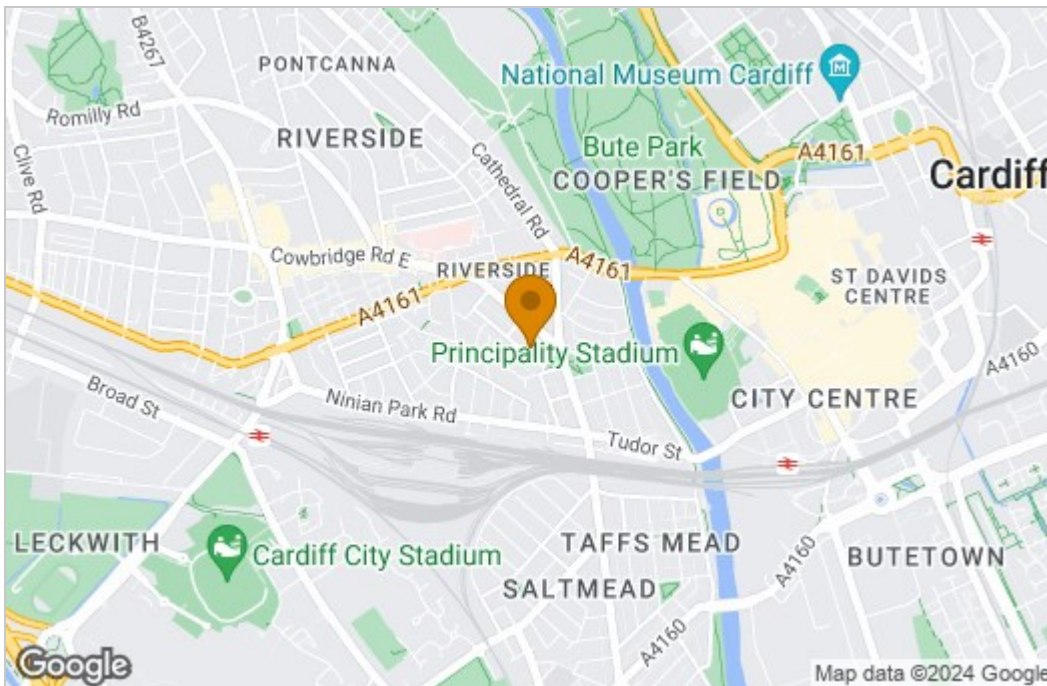
Bedroom 7'7 x 8'3 (2.31m x 2.51m)

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

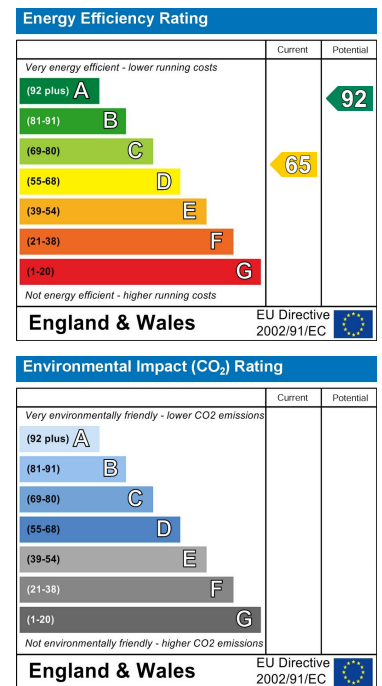
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.