



**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)

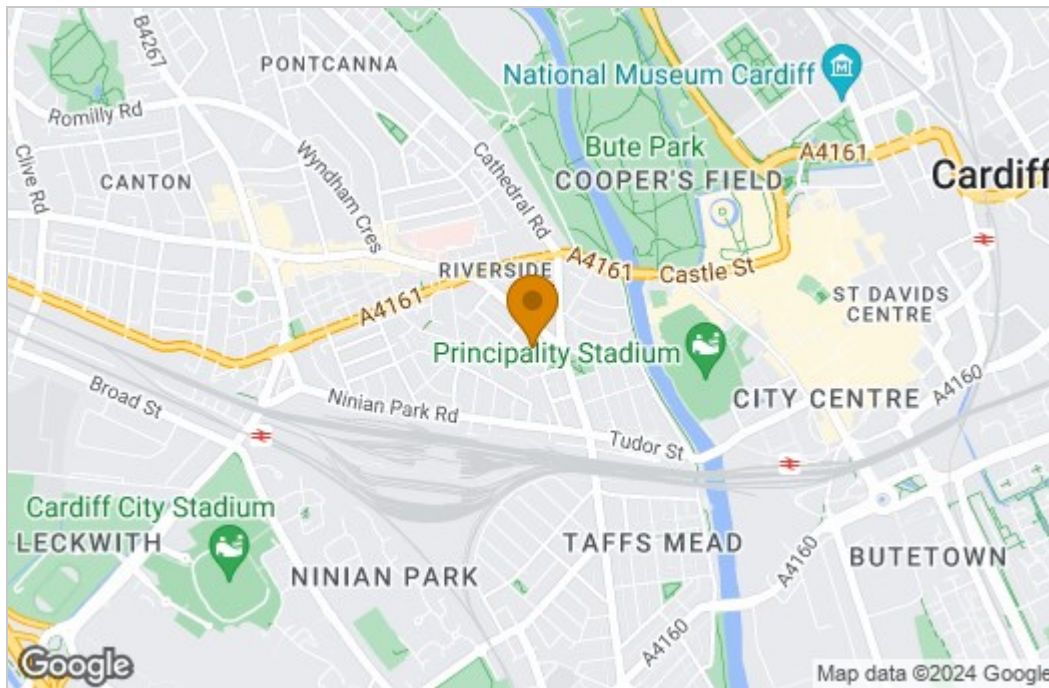
Bedroom 7'7 x 8'3 (2.31m x 2.51m)

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

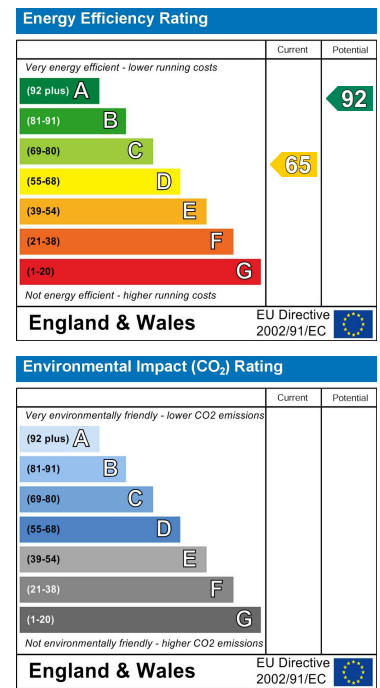
# Floor Plan



# Area Map



# Energy Efficiency Graph



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