

## 82 Whitchurch Road, Cardiff, CF14 3LX

### £480,000

Investor Opportunity - We are pleased to bring to market a substantial mixed-use corner property on Cardiff's popular main thoroughfare 'Whitchurch Road'. The property has a commercial unit to the ground floor front elevation, with a newly renovated kitchen area and private w/c., with fully renovated walls and flooring and lighting.

The rear and upper floors are now newly finished residential accommodation with individual Private access. To the rear ground floor is a 1 bed newly refurbished Ground Floor courtyard / garden flat with a quality fitted kitchen with built in appliances, a sizeable lounge/dining area, there is a utility area, shower w/c and a double bedroom which also has added space for small office / walk in dressing area and an additional w/c with handbasin hand basin. The courtyard has vehicular access with Garage doors allowing access for 1 parking space.

To the side elevation, the property has a further separate entrance leading to a first floor, 2 bedroom flat which has been renovated to a high standard, the property has ample living space with the added benefit of high ceilings, The accommodation comprises of stairs to first floor, long split hallway leading to newly fitted kitchen / living room with central island with ceramic flooring and carpeted lounge area. The Main bedroom benefits from a walk in shower room with wall to floor ceiling tiles, low level w/c and complimentary vanity and wash basin. Whilst there is also a full bathroom beyond the second bedroom which is also plumbed for a washer / dryer. Both bedrooms are of double size and will rent easily.

### Freehold Mixed Use Property Consisting:

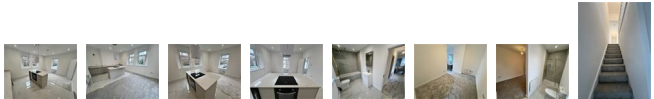
Ground Floor, 1 Bedroom Self Contained Flat with two bathrooms. Renovated to a High Spec.  
1st Floor 2 Double bedrooms self contained flat with 2 bathrooms . Renovated to a High Spec.  
GF front elevation of Whitchurch Road, Commercial Unit that was previously a Nail Bar.

### Ground Floor Garden Flat



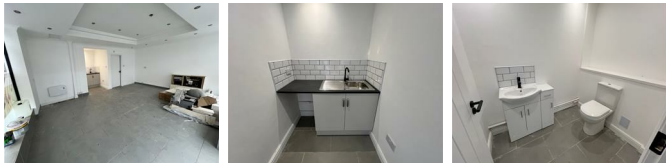
To the rear ground floor is a 1 bed newly refurbished Ground Floor courtyard / garden flat with a quality fitted kitchen with built in appliances, a sizeable lounge/dining area, there is a utility area, shower wc and a double bedroom which also has added space for small office / walk in dressing area and an additional w/c with handbasin hand basin. The courtyard has vehicular access with Garage doors allowing access for 1 parking space.

### First Floor 2 Bed Self Contained Flat



To the side elevation, the property has a further separate entrance leading to a first floor, 2 bedroom flat which has been renovated to a high standard, the property has ample living space with the added benefit of high ceilings, The accommodation comprises of stairs to first floor, long split hallway leading to newly fitted kitchen / living room with central island with ceramic flooring and carpeted lounge area ,uPVC windows looking out to the front overlooking companies house, The Main bedroom benefits from a walk in shower room with wall to floor ceiling tiles, low level w/c and complimentary vanity and wash basin. Whilst there is also a full bathroom beyond the second bedroom which is also plumbed for a washer / dryer. Both bedrooms are of double size and will rent easily.

### Commercial Unit



A substantial mixed-use corner property on Cardiff's popular main thoroughfare 'Whitchurch Road'. The property has a commercial unit to the ground floor front elevation. with a newly renovated kitchen area and private w/c, with fully renovated walls and flooring and lighting.

### Rental Rates

The Commercial unit will attract a rent of £900+ pcm.

the 1-bedroom apartment £900.00 pcm  
the 2 Bedroom £1300 pcm

### Services

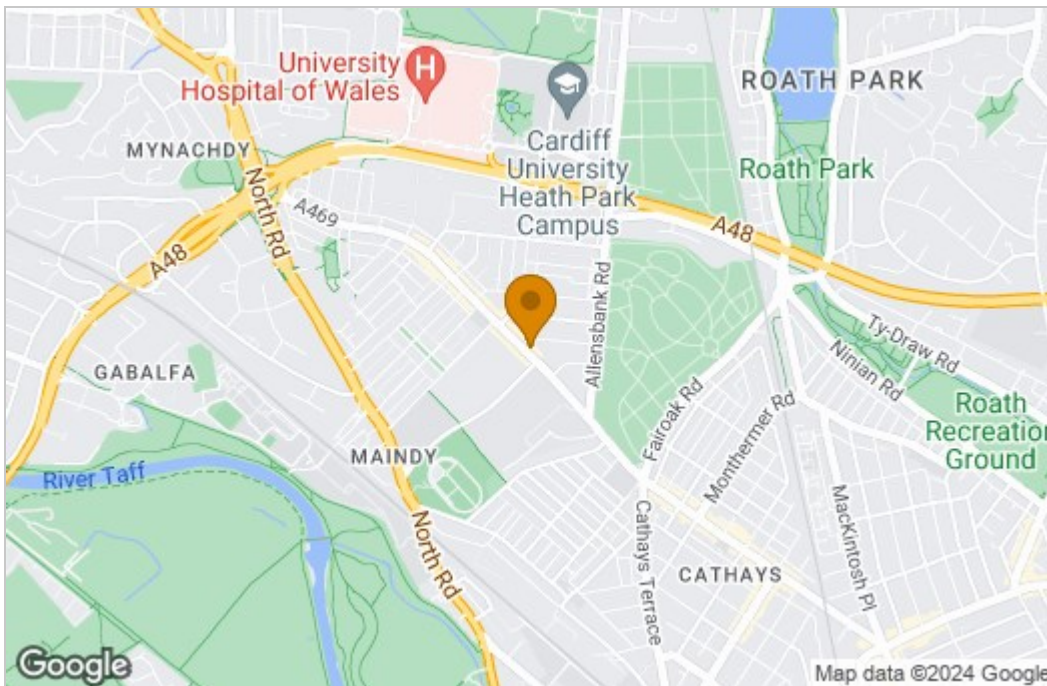
Water & Electrics

EPC's for Flats have beer instructed . Commercial Unit Commercial EPC  
CEPC-RR 23 October 2027

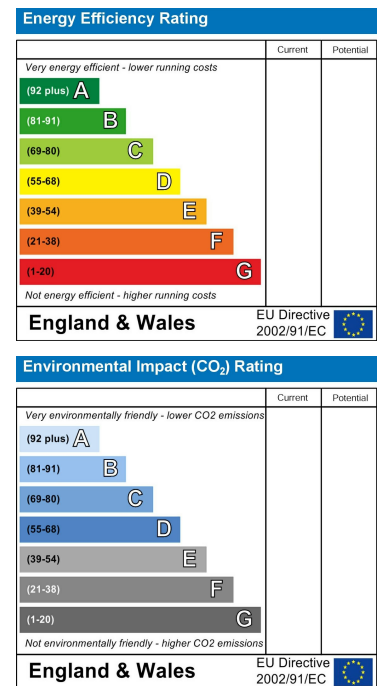
# Floor Plan



# 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.