

Newport Road  
Cardiff  
CF24

£545,000



- 6 BED End Of Terrace Property!!
- Planning Permission To Be Converted Into 5 Apartments!!
- Parking To Rear Via Gated Side Access!
- Three Reception Rooms!
- Enclosed Rear Garden
- IDEAL INVESTMENT OPPORTUNITY
- Perfect Home For A Large Family
- Close Proximity To Cardiff City Centre.
- EPC: TBC
- COUNCIL TAX: F

**Ref: PRA12024**

Viewing Instructions: Strictly By Appointment Only



## General Description

Rare Investment Opportunity or Dream Family Home – Not to Be Missed!

Located on the ever-popular Newport Road in Roath, this substantial six-bedroom end-of-terrace property is a rare addition to the market and offers exceptional potential, whether you're looking for a prime investment or a spacious family home.

Boasting full planning permission for conversion into five separate apartments, this property presents a golden opportunity for developers and investors alike – especially with several neighbouring properties already successfully converted.

For those seeking a large family residence, the sheer scale and character of this home will impress. The property retains many original period features, including decorative coving and cornicing, stunning tiled flooring in the entrance hall, and feature fireplaces, adding timeless charm throughout the house.

Additional benefits include a gated rear lane, offering private rear access and off-street parking for residents – a true luxury in this location.

This is a truly unique opportunity that really must be viewed to be fully appreciated. Whether you're envisioning a high-yield development project or a long-term family home, this property ticks all the boxes.

Call us today with any questions or to arrange your viewing – you won't want to miss this one!

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## Accommodation

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### Entrance Hall

Range of tiled and papered walls, painted ceiling with original features, pvc front door, glazed feature windows above door, original tiled flooring.

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### Reception Room

High ceilings with decorative cornicing, panelled walls and ceiling, large bay window to front aspect, feature fireplace, solid wood flooring, radiator.

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### Second Reception Room

Patio doors leading to enclosed rear garden, high ceilings with decorative coving and panelling, painted walls with picture rail detailing, solid wood flooring, radiator, feature fireplace.

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## Dining Room

Window to side aspect, painted walls with dado rail, textured ceiling, solid wood flooring, under stairs storage cupboard, radiator, feature electric fire, door leading into kitchen.



## Kitchen

Range of wall and base units, stainless steel sink with mixer tap set upon work surfaces, space for oven, extractor fan set above, painted walls and ceiling, space for white goods, tiled flooring.

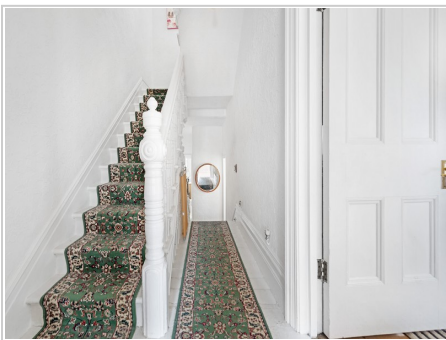
## Utility Area

Range of wall and base units, space for white goods, painted walls and ceiling, tiled flooring, door leading to rear garden, window to rear aspect.



## Rear Garden

Enclosed private rear garden with decorative hedges and mature shrubs, artificial laid to lawn, decked area providing seating area.



## Landing

Textured walls and ceiling, original banister rails with carpet runner.



## Bedroom 1

Bay fronted window and standard window to front aspect, radiator, original coving, textured ceiling, painted walls, laminate flooring, feature fireplace.



## Bedroom 2

Painted walls and ceiling, window to rear aspect, feature exposed floor boards, fire place and radiator.

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## Bedroom 3

Feature fireplace, painted walls and ceiling, feature exposed floor boards, window to rear aspect, original coving, radiator.

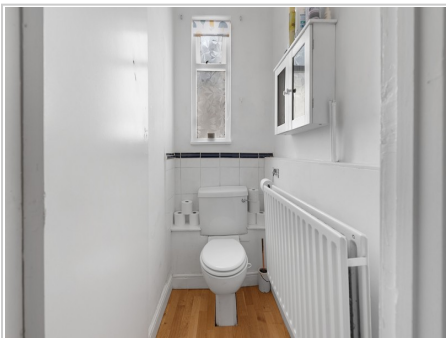
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## Bathroom

Panelled bath with electric wall mounted shower, close couple WC, pedestal was hand basin with hot and cold taps, vinyl flooring, range of tiled and painted walls, window to side aspect.

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## WC

Close couple WC, painted and tiled walls, laminate flooring, radiator, window to side aspect.

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## Bedroom 4

Papered walls, painted ceiling, window to front aspect, carpeted flooring, radiator.

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## Bedroom 5

Painted walls and ceiling, window to rear aspect, carpet flooring, radiator.



## Bedroom 6

Painted walls and ceiling, laminate flooring, radiator, velux window.

## Services

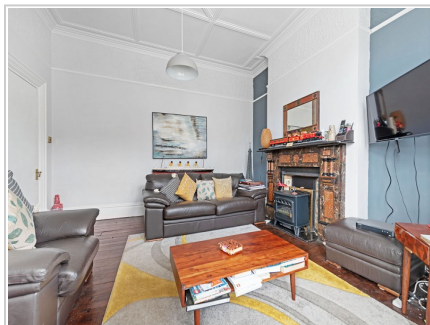
Mains electricity, mains water, mains gas, mains drainage

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band Not Specified





Approx Gross Internal Area  
195 sq m / 2100 sq ft




Denotes head height below 1.5m


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.