

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR

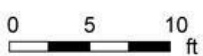


BRUNSWICK STREET
CANTON



46 Brunswick St, Canton, CRF

Interior Area: 1370.10 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Impressive and sizeable pair of Duplex apartments in the heart of Canton.

Comments by - Ms Paige Wiseman



BRUNSWICK STREET

CANTON, CF5 1LH - ASKING PRICE £420,000



4 Bedroom(s)



2 Bathroom(s)



1370.10 sq ft

JeffreyRoss are proud to bring to the market this impressive pair of Duplex Apartments in the heart of Canton. Both apartments benefits from their own entrances and courtyard gardens as well as a detached single garage. 46 is accessed off Brunswick street via its own front door and benefits entrance hallway, bay fronted living room, modern fitted kitchen diner with door to small court yard. to the first floor are two double bedrooms and main bathroom. 46A is accessed via its own front door off Theobald Road and comprises entrance porch with door to courtyard garden and garage. Open plan living room with recessed modern fitted kitchen. To the first floor are two good size bedrooms and main bathroom. The property is offered to the market with no onwards chain and would make a great investment purchase, for family's wishing to combine households but keeping the separate dwelling, or even putting back to a house (subject to planning) Our clients may consider selling the apartments individually.

Take a closer look at our interactive walk through tour and to arrange you viewing please get in touch with our Pontcanna Team.

PROPERTY SPECIALIST

Ms Paige Wiseman
paige@jeffreygross.co.uk
Negotiator





46 Brunswick Street

Entrance Hallway

Bay fronted Living Room

4.05m x 4.28m into bay (13'3" x 14'0" into bay)

Kitchen / Diner

3.46m x 3.50m (11'4" x 11'5")

To the first Floor

Bedroom One

4.08m x 3.63m into bay (13'4" x 11'10" into bay)

Bedroom Two

3.48m x 3.50m (11'5" x 11'5")

Bathroom

2.43m x 1.87m (7'11" x 6'1")

Courtyard

46A Brunswick Street

Entrance Porch

Open plan Living / Dining

4.87m x 3.45m (15'11" x 11'3")

Kitchen

2.06m x 3.38m (6'9" x 11'1")

To the First Floor

Bedroom One

2.80m x 2.49m (9'2" x 8'2")

Bedroom Two

1.91m x 3.36m (6'3" x 11'0")

Bathroom

2.28m x 1.67m (7'5" x 5'5")

Courtyard Garden

Garage

Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Council Tax

Both Apartments have a council tax rating of Band - D

Additional information

Potential rent for 46 Brunswick - £1000 - £1,100 per Calendar

month

Potential rent for 46A Brunswick - £950 - £1,000 per Calendar

month

No chain

5.5% return



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC 