

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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RECTORY ROAD  
CANTON



# RECTORY ROAD




CANTON, CF5 1QL - £450,000

Welcome to this charming property on Rectory Road in Cardiff! This delightful house boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms, offering ample space for comfortable living.

Situated in a central location, this property presents a unique opportunity with its 2 apartments, each brimming with potential. The freehold option allows for the possibility of converting the apartments into a single, spacious house, providing flexibility to suit your needs.

The current setup, with both apartments split for utilities and council tax, offers versatility for various living arrangements. Additionally, the owner has explored the option of splitting the freehold if the apartments are sold separately, providing an attractive investment opportunity.

Whether you are looking for a family home with separate living quarters or seeking an investment property with multiple rental options, this property on Rectory Road is sure to capture your imagination. Don't miss out on the chance to own a piece of this vibrant and dynamic neighbourhood!

 4 bedroom(s)  2 bathroom(s)  1431.40 sq ft

A unique opportunity to acquire two self contained apartments with their own access which have already had the utilities split along with Council Tax. The details have been split into 19A Rectory Road - A Ground floor 1-2 Bedroom apartment with its own garden and 19B - A first and second floor duplex apartment.

## 19A - GROUND FLOOR APARTMENT

### ENTRANCE HALLWAY

### BAY FRONTED LIVING ROOM / BEDROOM TWO

4.67m x 4.76m (15'3" x 15'7")

### BEDROOM ONE

3.56m x 2.81m (11'8" x 9'2")

### KITCHEN / LIVING / DINING

5.98m x 3.19m (19'7" x 10'5")

### WC AND SHOWER ROOM

2.73m x 1m (8'11" x 3'3")

### STORAGE

### GARDEN

low maintenance garden, side access and storage.

### ADDITIONAL INFORMATION

Currently set up as a 1 bedroom apartment with separate kitchen / dining / living and bay fronted lounge. Potential rental value of £950-£1,000pcm

## 19B - FIRST AND SECOND FLOOR DUPLEX

### ENTRANCE HALL

Stairs to first floor

### LANDING

### KITCHEN

3.52m x 3.05m (11'6" x 10'0")

### LIVING ROOM

3.81m x 3.74m (12'5" x 12'3")

### BEDROOM ONE

3.55m x 2.82m (11'7" x 9'3")

### TO THE SECOND FLOOR

### BATHROOM

3.51m x 2.35m (11'6" x 7'8")

### BEDROOM TWO

3.51m x 2.35m (11'6" x 7'8")

### ADDITIONAL INFORMATION

Large two bedroom apartment that could be re-configured to maximise the space given the individual room size. So much potential and further benefits its own entrance and storage area.

### TENURE

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

### COUNCIL TAX BANDS

19A - Band. - C

19B - Band - D

### EPC RATINGS

19A - TBC

19B - E

### SCHOOL CATCHMENTS

My English medium primary catchment area is Radnor Primary School (year 2024-25)

My English medium secondary catchment area is Fitzalan High School (year 2024-25)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		75
(69-80) <b>C</b>		
(55-68) <b>D</b>	50	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## 19 Rectory Rd, Canton, CRF

Main Building: Total Interior Area Above Grade 133.03 m<sup>2</sup>



PREPARED: 2024/07/08

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.