

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



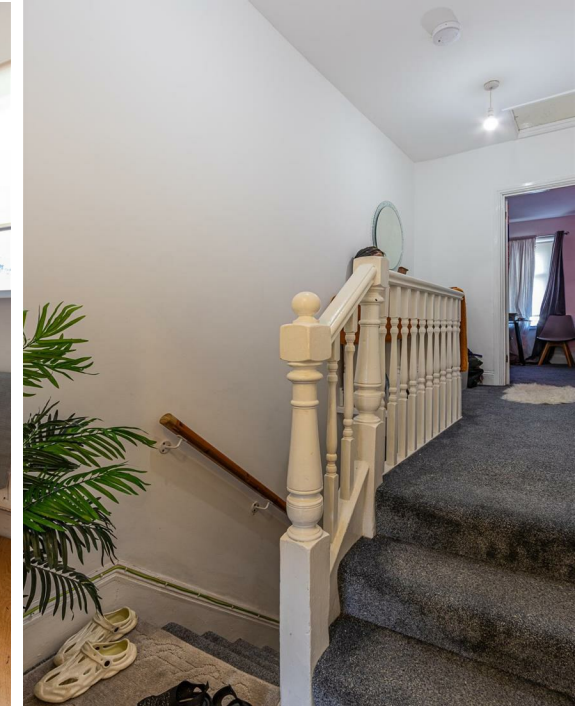
CLIVE ROAD  
CANTON


# CLIVE ROAD

CANTON, CF5 1HH - £325,000

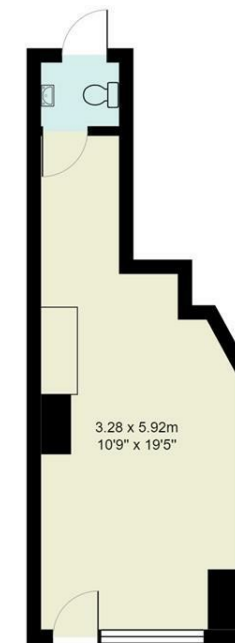
A rare investment opportunity situated within walking distance of Cardiff City Centre, Canton, Pontcanna and Victoria Park. The accommodation comprises a ground floor retail unit with a 3 year lease and 2 x 1 bedroom apartments generating an annual income of £24,300 which represents a gross yield of 7.5%.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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 &amp; Wales</b>		EU Directive 2002/91/EC 

Clive Road, Canton



Total Area: 23.0 m<sup>2</sup> ... 247 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only