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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Fairoak Road*

CATHAYS



Comments by Mr Ramzy Bancroft



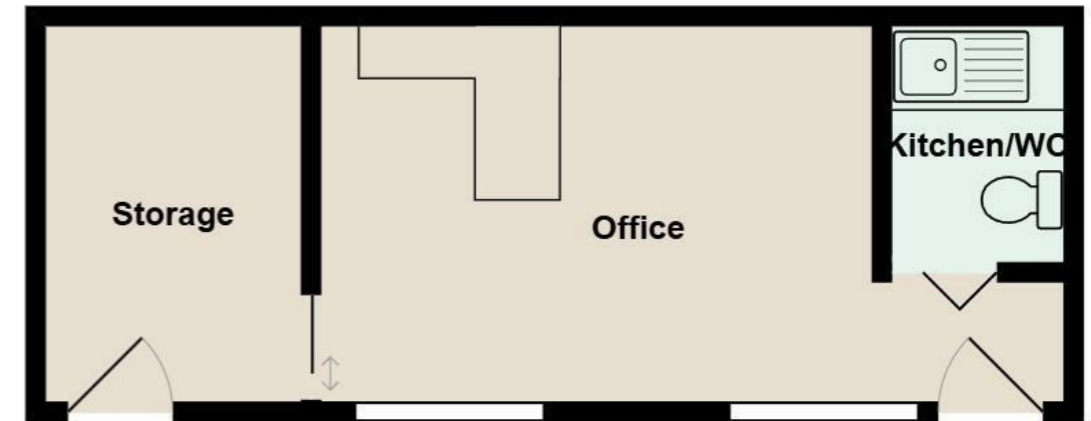
**Property Specialist**  
Mr Ramzy Bancroft  
Branch manager

Ramzy@jeffreygross.co.uk

## Fairoak Road

Total Area: 217 ft<sup>2</sup> ... 20.2 m<sup>2</sup>

All measurements are approximate and for display purposes only



*A versatile unit in a great location*

Comments by the Homeowner





# Fairoak Road

*Cathays, Cardiff, CF24 4PY*

Offers In Excess Of

**£50,000**



0 Bedroom(s)



0 Bathroom(s)



217.00 sq ft



Contact our  
***Penylan Branch***

02920 499680

This versatile unit, situated in a highly sought-after spot on Fairoak Road, offers excellent potential for a variety of uses.

Currently arranged as an office/workspace with storage, a small kitchen, and a toilet, the property is well-suited for immediate use as offices but also presents scope for conversion into a commercial unit (subject to planning & the necessary consents).

There are no business rates payable & perfectly positioned just minutes from Cardiff University, Roath Park, and Cardiff City Centre, the location makes this a highly desirable investment or business opportunity.

The property is offered for sale with no onward chain.



#### Tenure

Freehold, but this is to be confirmed by your solicitor



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		

England & Wales

EU Directive  
2002/91/EC

