Brook Street

RIVERSIDE, CF11 6LH

GUIDE PRICE £275,000

Hern & Crabtree



Brook Street

A fantastic opportunity to purchase an investment property on Brook Street, offering two self-contained flats - a ground floor, one bedroom flat & a first floor, two bedroom flat with plenty of scope for improvement.

The ground floor flat is arranged with a bay-fronted lounge, double bedroom, dining room, separate kitchen and bathroom. The rear of the property opens onto an outside area with further garden space beyond.

The first floor flat has its own entrance and offers a particularly generous lounge to the front, a double bedroom, kitchen, a second bedroom and bathroom.

Both flats provide well-proportioned accommodation and offer an appealing opportunity for an investor looking for a property with future potential, subject to any necessary consents.

Brook Street is conveniently positioned for access into Cardiff city centre, with local shops, amenities and transport links all close by.











Approx 1157.00 sq ft

Council Tax Band: B

Outside Front
The property is approached from Brook Street via a small enclosed forecourt with a low boundary wall and gated pathway leading to the front entrance.

Entrance Hall
Entered from the front of the property, with stairs rising to the first-floor flat and access into the ground-floor accommodation.

Ground Floor Flat

Lounge
A good-sized front reception room with a bay window overlooking Brook Street, radiator and space for a range of seating and furniture.

Bedroom
Double bedroom positioned behind the lounge, with a window to the rear and radiator.

Kitchen/ Diner
Fitted with a range of wall and base units, work surfaces, inset sink and drainer, gas hob and oven. Space is provided for appliances, with a window to the side elevation and door to the rear lobby.

Bathroom
Fitted with a three-piece suite comprising bath, wash hand basin and WC, with tiled walls and an obscure glazed window.

First Floor Flat

Landing
Stairs rise from the ground-floor entrance to the first-floor landing, providing access to the accommodation.

Lounge
A particularly spacious front room with two windows overlooking Brook Street, providing plenty of space for both seating and additional furniture.

Bedroom
Double bedroom with a rear-facing window, radiator.

Kitchen
A generous kitchen with a range of fitted wall and base units, work surfaces, sink and drainer, gas hob and oven, together with space for appliances. Wall mounted boiler.

Bathroom
Fitted with a three-piece suite comprising bath, wash hand basin and WC, with tiled walls and an obscure glazed window to the side elevation.

Bedroom
Double glazed window to the side elevation. Radiator.

Outside
To the rear is an enclosed outside area with access to further garden space, currently requiring attention.

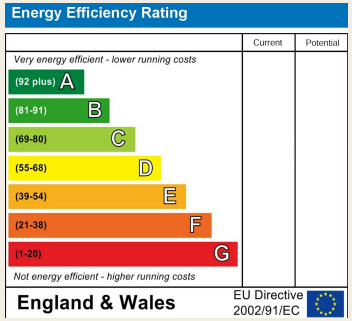
Additional Information
Ground Floor Flat - Council Tax Band B (Cardiff). EPC rating D.
First Floor Flat - Council Tax Band B (Cardiff). EPC rating D.

Disclaimer
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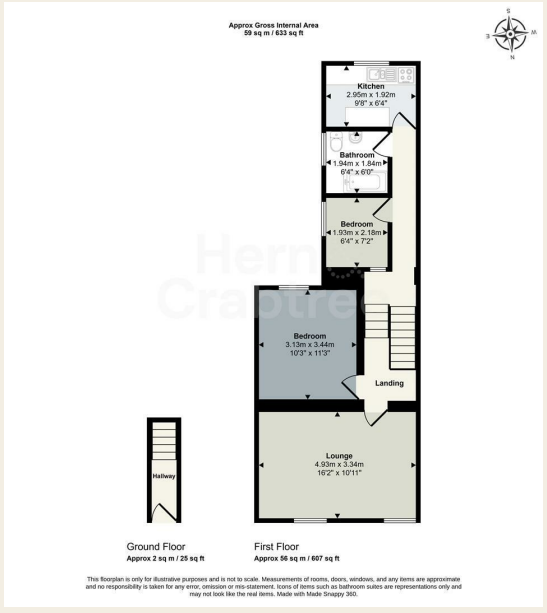
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