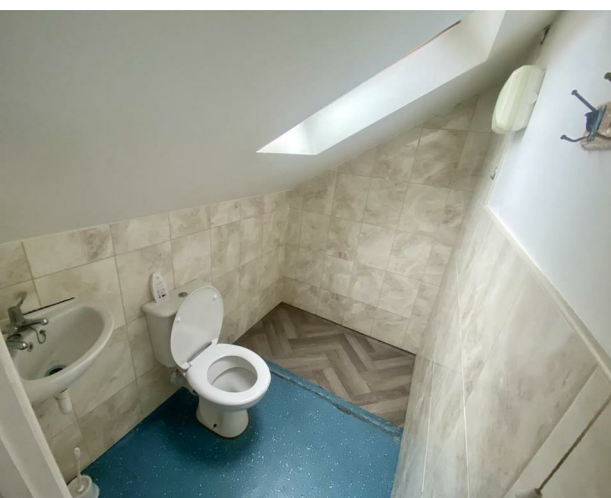


139 Clifton Street, Adamsdown, Cardiff, CF24 1LY

£325,000

EPC Rating: Council Tax Band:



139 Clifton Street, Adamsdown, Cardiff, CF24 1LY

£325,000

Council Tax Band:

Mixed-Use Investment Opportunity – Post Office & Spacious Two-Bedroom Flat

A fantastic opportunity to acquire a prominent mixed-use property comprising a ground floor commercial unit, currently operating as a Post Office, with a spacious two-bedroom flat above, ideally situated in a busy and well-established high street location.

The ground floor commercial unit benefits from excellent frontage and visibility, with a fully fitted retail space currently utilised as a Post Office, offering immediate income potential or suitability for a variety of alternative uses (subject to the necessary consents). The unit enjoys strong footfall and a central position within the parade.







76 Woodville Road  
Cathays  
Cardiff  
CF24 4ED

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 