Clive Crescent

PENARTH, CF64 1AT

AUCTION GUIDE £499,000

Hern & Crabtree



Clive Crescent

Bidding opens Monday 9th November 2026 at Midday and closes Wednesday 11th November 2026 at Midday

Viewings through Auction House Wales 01633 212555

Substantial Semi-Detached Property Currently Converted into Apartments having Investment & Development Potential

A substantial Semi-detached property located within a sought-after seaside town, the accommodation currently comprises of a lower ground floor two-bedroom self-contained apartment with scope for re-configuration, a self-contained ground floor two-bedroom apartment. To the first floor is an apartment comprising of 3 x refurbished studio rooms with a shared bathroom, whilst the top floor contains a large one-bedroom apartment again with scope for re-configuration.
The property is now vacant and have been informed that it was previously producing a gross annual income of £55,140 per annum, however, the income was substantially below current market rent. In our opinion, the accommodation could provide a gross rental amount of circa £65,000-£70,000 per annum. There may also be an opportunity to split the title and sell individually or alternatively, convert the accommodation into one dwelling with re-sale figures suggesting a value in excess of £1M in our opinion.
Penarth is a very sought after seaside town, benefiting from a Victorian Esplanade and Pier at the beach front, with numerous eateries and bars and boutiques being present along within the town centre. Excellent schooling is also available, along with Cardiff Bay and the Barrage being within walking distance. There are excellent public transport links to Cardiff City Centre and Barry, good access is provided to the A4232/A48 and M4. Penarth has also received many accolades over the years, such as best Best Place to Live by The Times in 2025, being just one.











Approx sq ft

Council Tax Band:

Additional information
Please note that we are advised by the client that there is some stamp duty relief on the block, due to the property being 4 separate dwellings, we would suggest that any interested parties make their own enquiries with regard to this.

Further details
Lower Ground Floor Entrance, lounge, kitchen, three rooms and a bathroom.
Ground Floor Entrance porch, living room / kitchen, two bedrooms and a bathroom.
First Floor Entrance, three studio rooms and a bathroom.
Second Floor Lounge, kitchen, bathroom and one bedroom.
Viewings Via Auction House Wales
Council Tax Band Garden Flat - B
Ground Floor Flat - C
First Floor Flat - C
Top Flat - C

EPC Ratings
EPC Rating: Garden Flat - D, G F Flat - D, F F Flat - D & Top flat - E

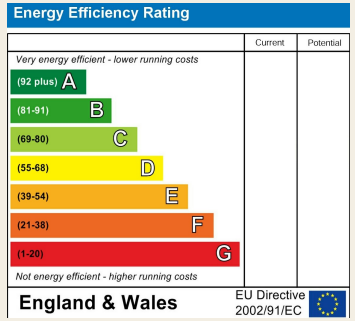
Administration fee
1.5% inc VAT of the purchase price, subject to a minimum of £2100 inc VAT, payable on exchange of contracts.

Disbursements
Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

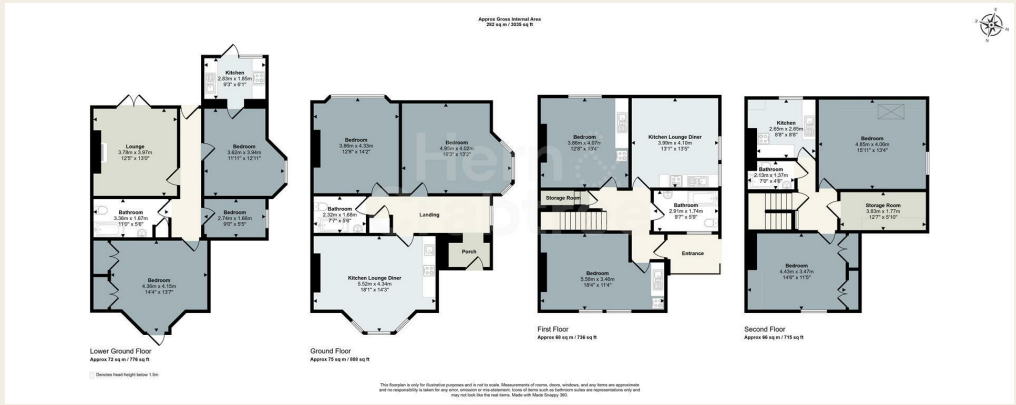


Good old-fashioned service with a modern way of thinking.











Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

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