

# Cardiff Estates & Lettings

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4 THE HOPHOUSE, CARDIFF, CF10 1FD

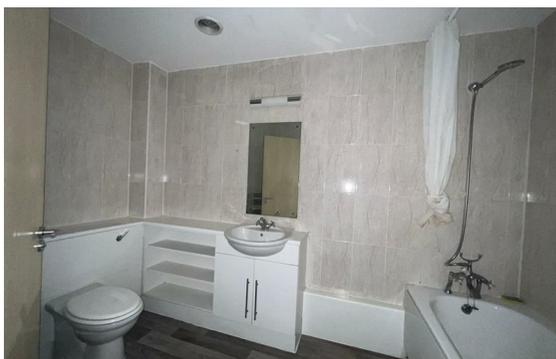
- \* Apartment
  - \* 1 Bedrooms
  - \* 1 Bathrooms
  - \* Located in City Centre
- Offers in the region of**



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02920 520 520



A beautifully presented one-bedroom apartment set on an upper floor in the heart of the city centre, perfectly positioned within the ever-popular Brewery Quarter. This modern and well-maintained property offers contemporary city living at its best and is ideal for professionals, first-time buyers, or investors alike.

The apartment features a bright open-plan living and kitchen area with fitted units and integrated white goods, a sleek fully tiled bathroom, and a spacious double bedroom. A generous entrance hallway provides excellent storage, while additional benefits include lift access and a secure entry phone system.

Currently tenanted and generating £1,050 per calendar month, this property represents a fantastic buy-to-let opportunity. Equally, it would make an ideal home for a professional couple or first-time buyer looking to secure a prime city-centre address.

Early viewing is highly recommended to avoid disappointment.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

**Property Ref: 18728608**

**Tax Band: E**

**Energy Efficiency Rating: D**

27 Caerphilly Road,  
Cardiff  
CF14 4AD

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