Edwards & Co
property sales & lettings

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Cardiff Castle Grounds
Blackweir
Cardiff
CF10

Guide Price £1,750,000

- Unique development of 4 separate dwellings at Blackweir Fields Cardiff
- Superb 3 double bedroom primary residence with 2 bathrooms
- Cottage 1 has another 3 double bedrooms + 2 shower/wc's
- Cottage 2 has a large double bedroom + stylish shower/wc
- Detached Garden Studio with 1 double bed, kitchen, and shower/wc
- Beautifully maintained gardens + kitchen garden
- Courtyard and parking areas
- Successfully run as 3 holiday/business accommodations
- Unique location close to Cardiff City centre and Cardiff Castle
- MUST BE VIEWED TO BE FULLY APPRECIATED

Ref: PRA53786

Viewing Instructions: Strictly By Appointment Only

General Description

Unique and spectacular opportunity to acquire this piece of Cardiff history that has been lovingly transformed into 4 separate properties at Blackweir Cardiff Edwards and Co are particularly delighted to have been entrusted with the sale of this fabulous property that nestles peacefully on the edge of Cardiff City centre within the confines of Cardiff Castle grounds at Blackweir Fields. The property, formerly 5 separate dwellings, is now configured as one spacious family home and 3 successful holiday letting properties, surrounded by beautiful grounds and gardens. The property is within walking distance of Cardiff City centre and Cardiff Castle itself. The property is simply bursting with potential for the same or as a very high end professional or student letting opportunity. Viewings are strictly by appointment and are highly recommended. NOT TO BE MISSED.

Additional Picture

This property features a beautifully maintained exterior with a traditional design. The building is constructed from whitewashed stone, offering a charming and rustic appearance. The entrance leads into a spacious and unique courtyard area that is laid with a combination of gravel and paving, providing ample off-road parking and a welcoming entrance to the home.

Overall, the property presents an attractive blend of traditional architecture and functional outdoor space, perfect for both entertaining and everyday living.

Additional Picture 2

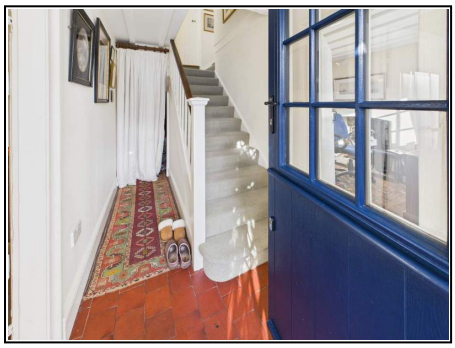
As described.

Additional Picture 4

Entrance to the property approached through a gate into courtyard area.

Cottage 3 and 4

As described and leading to the garden area.



Entrance Hallway

A welcoming entrance hallway that features a combination of tiled and carpeted flooring, providing a blend of practicality and comfort. The staircase leads to the upper levels, flanked by a bright and airy space enhanced by natural light. The entrance is framed by a traditional front door with multiple panes, allowing for additional light and a clear view of the courtyard and greenery.

Dining Room

This spacious dining area features a bright and airy ambiance with ample natural light coming through large windows. The room is characterised by its classic style, accentuated by traditional detailing on the ceiling and walls. The tiled flooring is tasteful and complements the overall aesthetic alongside the log burner and wooden mantle.

Kitchen and breakfast room

The spacious kitchen features a layout that optimally utilises the available area. The room benefits from a combination of Amtico flooring and wooden beams adorning the ceiling, contributing to a warm and inviting atmosphere. Natural light floods the space, enhancing the overall openness. Adjacent to the kitchen is a dining area, creating an integrated space for both cooking and dining purposes. Ample countertop space and storage options are available.

Kitchen

As described.

Breakfast Area

As described with door to side.

Utility Room

A convenient utility room to the side of the kitchen providing for useful storage options. Door leading to WC.

WC

Convenient downstairs WC with wash hand basin and window.

Staircase to first floor

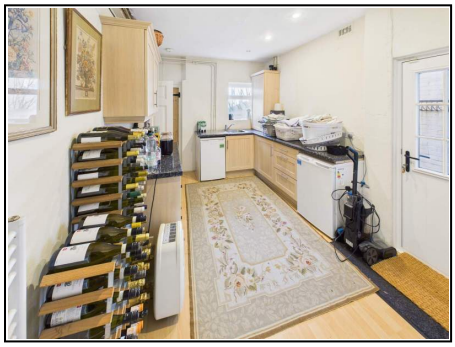
Stairs leading to first floor accommodation.

Home Office

This room features a well-lit and inviting atmosphere with a beautiful log burner and enhanced by natural light streaming through the windows to the front aspect. The floor is finished with polished wooden boards, contributing to a warm and welcoming ambiance. The room is designed to facilitate a comfortable and functional area which can be utilised in many ways such as another reception room or as currently used as a home office.

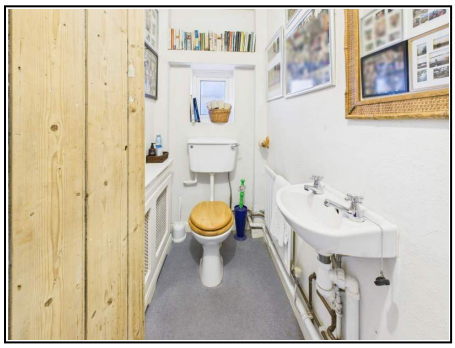
Principal Reception Room

The principal reception room offers a well-lit and inviting atmosphere, featuring neutral wall colours that enhance the sense of openness. The spacious room benefits from natural light through windows to the front aspect and a fireplace as the centre of the room.



Spare Kitchen

A convenient spare kitchen/utility room which provides for ample storage options, worktops and a wash hand basin with a mixer tap. There is a window to the side and a door which provide ample natural right. To the rear is a passage to another laundry room and a downstairs WC.

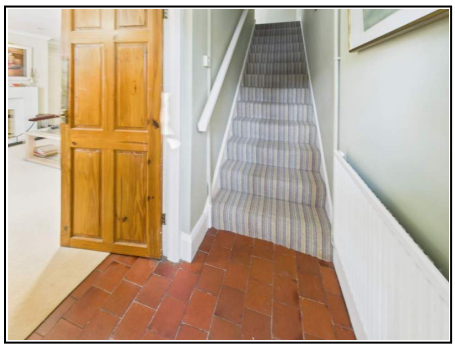


WC 2

Downstairs WC which comprises of a WC, wash hand basin and a window to the rear aspect.

Laundry Room

A dedicated laundry space which can accommodate for 4 washing machines. The room has ample worktops, a wash hand basin and storage options with large built in wardrobes.



staircase 2 to first floor

Staircase leading to the first floor accommodation.

Bedroom 1

A well-proportioned double bedroom that receives an abundance of natural light to the front aspect. The bedroom benefits from a dedicated dressing area which provides ample storage options.

Dressing Area

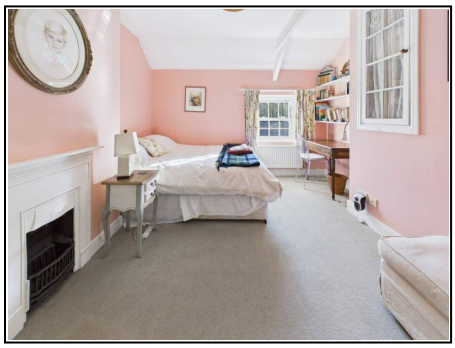
Immediately to the side of the bedroom is a dressing area integrated To the side is shelving which provides for storage options. The dressing area leads to the side and provides for additional storage.

Dressing area 2

Lead from the bedroom is the additional dressing area which is a very useful space which could be kept as a dressing area or utilised as a home office.

Bath/Shower Room

A very spacious bathroom featuring a modern design with a combination of tiled walls and a practical layout. The bathroom provides for a bath, shower cubicle, WC, heated towel rail and a wash hand basin with mixer tap set in a vanity unit providing for useful storage.



Bedroom 2

This inviting double bedroom features ample natural light from the window, enhancing its spacious feel. There is a original fireplace with a wooden mantle which is a beautiful feature. To the rear is a storage room providing for ample storage options, and to the side is a further built in wardrobe.

Bedroom 3

Bedroom 3 provides for another double bedroom. Natural light streams in through the window, contributing to a bright and inviting environment. Like bedroom 2, bedroom 3 benefits from it's own storage room and also a built in wardrobe that provides for ample storage options.

Shower Room/Wc

A modern shower room with a shower unit, WC, wash hand basin with mixer tap set in vanity unit and a window to the rear aspect.

Cottage 2

To the right is the entrance to Cottage 2.

Floorplan Cottage 2

As seen.

Entrance hallway to Cottage 2

Spacious entrance hallway with stairs leading to the first floor accommodation and a door leading to the living room.

Stairs to first floor Cottage 2

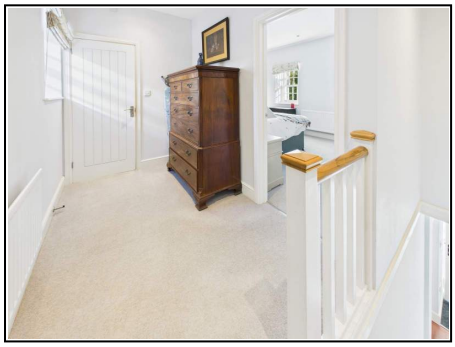
Carpeted stairs to cottage 2 accommodation.

Sitting Room Cottage 2

This spacious sitting room features an abundance of natural light, accentuated by patio doors leading to the courtyard. There is a lovely fireplace with a wooden mantle and there is under stairs storage to the side. To the rear is a hallway with a door leading to the rear of the property, to the side is the door to the kitchen.

Kitchen and Dining Room Cottage 2

This modern kitchen benefits from a spacious layout that can accompany for a dining area. The kitchen comprises of a wash hand basin with mixer tap and ample worktop space and base units that offer storage space. The room is enhanced by large windows allowing natural light to fill the room and a door which leads to the courtyard.



First Floor Landing Cottage 2

A spacious landing with a window to the rear aspect. Doors lead to the bedroom and shower room.

Bedroom Cottage 2

Bedroom cottage 2 provides for a spacious double bedroom. The bedroom has a window to the front aspect that provides for ample natural light. Furthermore it has a dressing area which could be utilised for storage.

Shower Room Cottage 2

A modern shower room with light tiled walls and wood effect flooring. The shower room comprises of a shower unit, WC and wash hand basin with a mixer tap.

Cottage 1

Cottage 1 has a beautiful curb appeal with whitewashed stone in a traditional style. The property is approached over the stunning courtyard with a mix of gravel and paving.

Floorplan Cottage 1

As seen.

Entrance hallway Cottage 1

The entrance hallway for cottage one is a bright and open space leading into the property with lovely wooden flooring. There are windows to the front and side aspect providing ample natural light. Stairs lead to the first floor accommodation and further provides for under stairs storage. Doors lead to other parts of the proeprty.

Sitting Room Cottage 1

This a comfy sitting room with a log burner set on a slate hearth. There is wooden flooring and a sash window to the front aspect providing ample natural light.

Kitchen/Dining Room Cottage 1

A comfortable open living/dining area with original bread oven and windows to the rear aspect providing natural light. Door to kitchen. The kitchen provides for ample worktops and storage options with base and eye level units. There is a single bowl sink drainer unit with a mixer tap. The floor is tiled and there is a window and a door to the rear aspect.

Kitchen Cottage 1

The kitchen provides for ample worktops and storage options with base and eye level units. There is a single bowl sink drainer unit with a mixer tap. The floor is tiled and there is a window and a door to the rear aspect.

Bedroom 1 Cottage 1

Bedroom 1 is a spacious double bedroom with built in shelving for storage. There is an original built in fireplace with a wooden mantle and a sash window to the front aspect.

Bedroom 2 Cottage 1

Bedroom 2 is another double bedroom with built in shelving for storage. There is an original built in fireplace with a wooden mantle and a sash window to the rear aspect.

Bedroom 3 Cottage 1

Bedroom 3 provides for a double bedroom. There is a original fireplace with a wooden mantle. Natural light comes in through the sash window to the front aspect.

Shower Room 1

A modern shower room with herringbone style flooring and a window for natural light. The shower room is fully tiled and comprises of a shower cubicle, WC and a wash hand basin set in a vanity unit.

Shower Room 2

This shower room is another modernised shower room. Fully tiled and comprising of a shower cubicle, WC and a wash hand basin set in a vanity unit. There is additionally a useful storage cupboard.

Detached Garden Studio

This property also features a single-storey studio crafted from stone, showcasing a classic design with a pitched roof. The structure is surrounded by a well-maintained hardscaped area, incorporating a cobblestone pathway leading to the entrance. Lush greenery and potted plants enhance the outdoor space, adding a touch of nature. The setting is complemented by mature trees, providing a sense of privacy and tranquillity. Large windows allow for ample natural light to illuminate the interior spaces.

Floorplan Garden Studio

As seen.

Studio Entrance

As described.

Studio Sitting Room

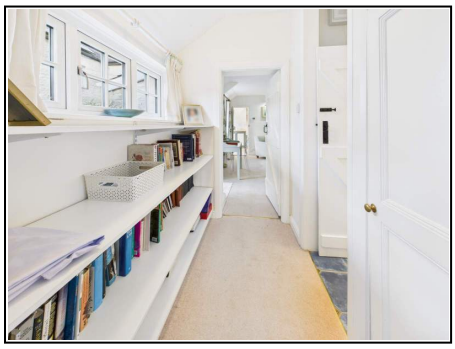
A pleasant sitting room with window to the front aspect and a pleasant wooden mantlepiece. Doors lead to the accommodation, bathroom and kitchen.

Studio Kitchen

The kitchen compromises of a wash hand basin, base and eye level units providing for storage. There is ample worktop space and plumbing for a washing machine to the side. There are windows to the front aspect and a door for access.

Studio Utility Area

Utility area with plumbing for a washing machine, worktops.

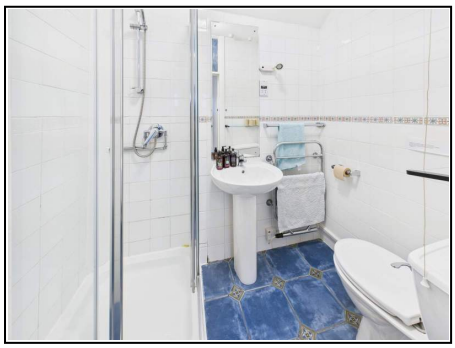


Studio Hallway

Studio hallway lead from sitting area. Window to front aspect, shelving, and doors to bathroom and bedroom.

Studio Bedroom

The studio bedroom provides for a large double bedroom with a pleasant exposed ceiling beam. The bedroom is well lit with windows to the front and side aspect and a door to the side.



Studio Shower Room/WC

A spacious shower room which comprises of a WC, wash hand basin and shower cubicle.

Studio Store Room

Useful storage area to the side of the studio with window to front aspect.

Courtyard

The entrance is inviting, leading to an expansive courtyard that enhances the property's appeal. The surface is predominantly laid with pebbles, bordered by a ring of paving, which provides a distinctive visual feature. This area benefits from ample natural light and offers a serene atmosphere, perfect for enjoying the surrounding landscape.

Rear Garden

This spacious garden features a combination of stone and paved pathways, leading through a well-maintained lawn area. Mature trees and shrubbery surround the space, providing natural privacy and a serene environment. The layout offers ample scope for outdoor activities or gardening, with distinct areas that enhance its charm. The garden's orientation allows for sunlight throughout the day, making it an inviting area for relaxation or entertaining.

Kitchen Garden

This outdoor space features a spacious garden area, primarily composed of raised planting beds. The space is enclosed by a mix of fencing, providing a degree of privacy. Mature trees frame the perimeter, creating a tranquil atmosphere. The pathway leads through the garden, offering potential for various planting or landscaping opportunities.

Agents Opinion

This really is such an amazing opportunity to be able to purchase a genuine piece of Cardiff's history. The property is nestled 'off the beaten track' along the old towpath lane, however is only a stone's throw from the North Road access to the City centre. The grounds of the Cardiff Castle are adjacent to the enclosed courtyard and gardens that surround this fabulous property and it will be suitable for a variety of uses from a large family home with adjoining holiday-lets, as it is today, or for purely an investment as an exclusive Air BnB business. The property benefits from pedestrian access into the Castle Grounds to the south and enjoys a private and enclosed garden to the western aspect that is currently let on a long lease from Cardiff Council, however has been maintained by the current owner since purchased. An absolute gem of a property and one certainly not to be missed. *Please also note that the 360 tour is of Cottage 1 to indicate the quality of all the dwellings.

Charges

Please note for Council Tax purposes Cottage 4 is band G, Cottage 1 is band F, Cottage 2 is band D and the Garden Studio accommodation is band D also.

Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

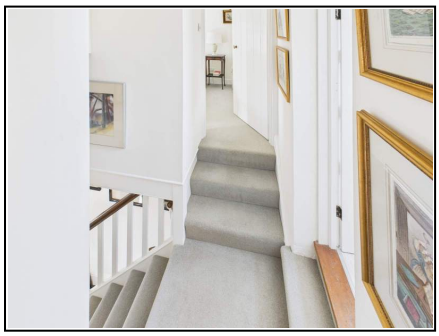
EPC Rating:75

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G



Ground Floor Building 1

Approximate total area(1)

2231 ft²

207.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1 Building 1

Approximate total area(1)

1442 ft²

134.1 m²

Reduced headroom

29 ft²

2.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor Building 2

Approximate total area(1)
683 ft²
63.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor Building 1

Floor 1 Building 1

Ground Floor Building 2

Approximate total area(1)
4356 ft²
404.8 m²

Reduced headroom
29 ft²
2.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.