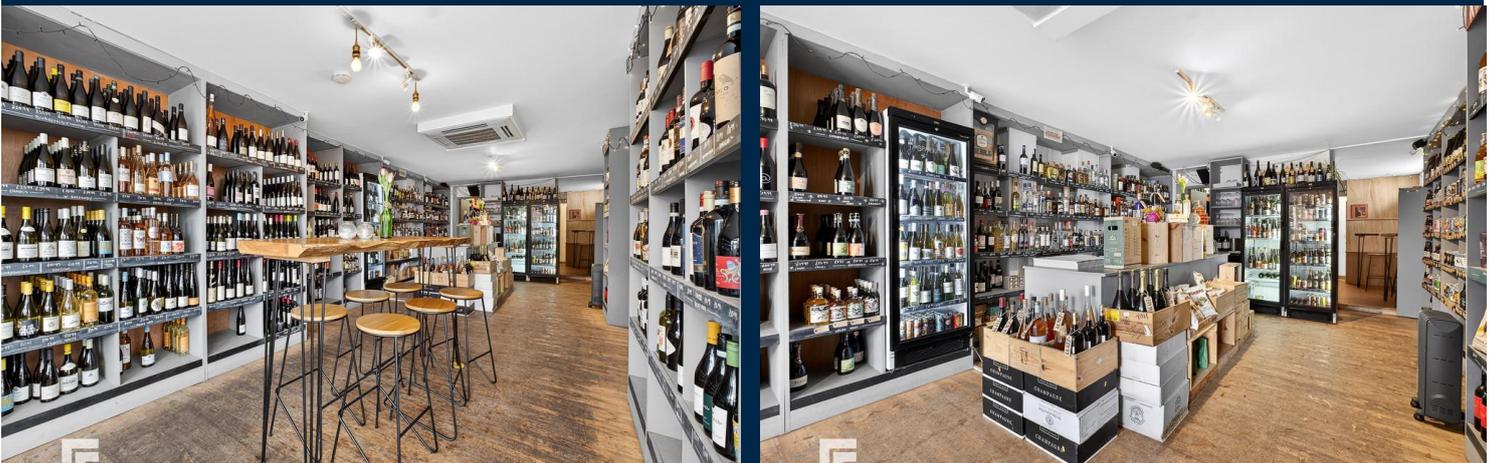




SEVERN GROVE
PONTCANNA
CARDIFF CF11 9EQ

ASKING PRICE OF
£375,000



END TERRACED HOUSE



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INVESTMENT OPPORTUNITY

An exceptional opportunity to acquire a well-positioned mixed-use retail and residential investment in the heart of Pontcanna, one of Cardiff's most desirable and affluent districts. This attractive property comprises a ground floor retail unit with a self-contained residential accommodation above, producing a combined annual income of £27,000 per annum. The asset offers immediate income with long-term growth potential, making it an ideal addition to both private and portfolio investors. Situated within a vibrant parade serving the highly sought-after Pontcanna community, the property benefits from strong local footfall, excellent transport links to Cardiff City Centre, and close proximity to independent cafés, boutiques, and parks.

ACCOMMODATION

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The accommodation briefly comprises:

Ground Floor Retail -

Show Room/Seating Area
W.C. Facilities
Kitchen
Storage Room x 2
Office Room

Net internal Area - 99.46 sq m (1,071 sq ft)

First Floor Residential -

Living Room
Kitchen
Bathroom
3no. Bedrooms

Gross Internal Area - 109.78 sq m (1,182 sq ft)

ENTRANCE

Carpeted stairs leading to lounge. Pendant light fitting.

LOUNGE

18' 9" x 13' 8" (5.73m x 4.17m)

uPVC double glazed windows to front aspect. Carpeted flooring. Pendant light fitting. Door to storage cupboard. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 1,182 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

STORAGE CUPBOARD

uPVC double glazed window to front aspect.

KITCHEN

13' 8" x 9' 6" (4.17m x 2.90m)

uPVC double glazed window to rear aspect. Fitted counters across two walls with inset sink and drainer with mixer tap over, integrated oven with four ring hob over. Space and plumbing for washing machine and fridge freezer. Tiled splashback. Radiator.

BEDROOM ONE

14' 0" x 10' 7" (4.27m x 3.25m)

uPVC double glazed window to side aspect. Carpeted flooring. Double bedroom. Pendant light fitting. Radiator.

BEDROOM TWO

10' 5" x 10' 2" (3.18m x 3.12m)

uPVC double glazed window to front aspect. Carpeted flooring. Double bedroom. Pendant light fitting. Radiator.

BEDROOM THREE

10' 1" x 9' 1" (3.09m x 2.78m)

uPVC double glazed window to front aspect. Carpeted flooring. Double bedroom. Pendant light fitting. Radiator.

BATHROOM

10' 7" x 6' 2" (3.24m x 1.89m)

uPVC obscure double glazed window to front aspect. Panelled bath with electric shower over and tiled splashback. Pedestal wash hand basin. WC. Wall mounted combi boiler. Laminate flooring. Door to airing cupboard. Radiator.

TENURE

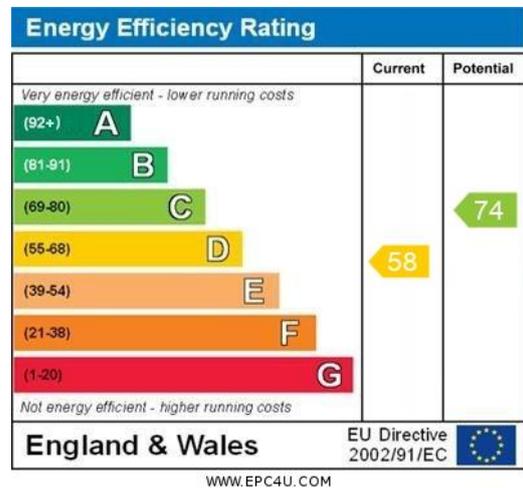
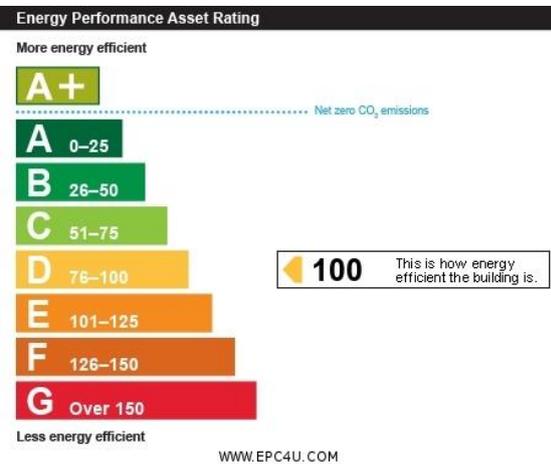
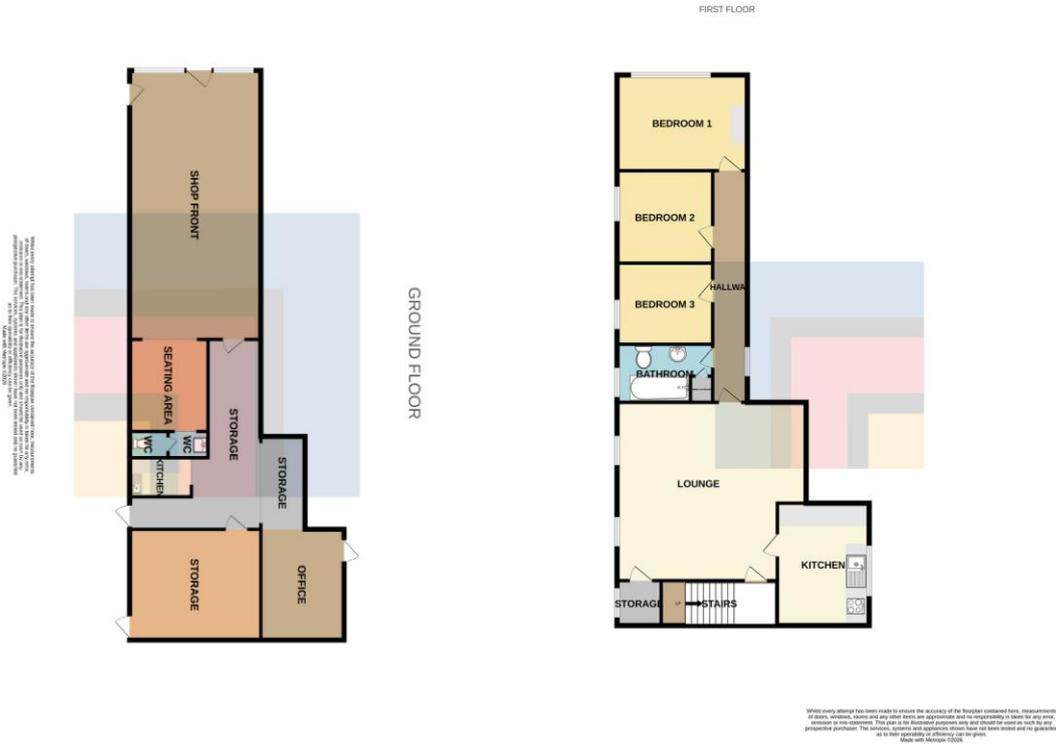
Freehold - Subject to the existing tenancy and occupational contract.



SEVERN GROVE, PONTCANNA, CARDIFF CF11 9EQ



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PONTCANNA 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



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