

17 Llangranog Road,
Llanishen, Cardiff
CF14 5BL



Asking Price £250,000
Commercial
0 Bedrooms

Tenure - Leasehold

Floor Area - 3573.00 sq ft

Current EPC Rating - D58

Potential EPC Rating - C74

A wonderful investment opportunity to purchase 17 & 17a Llangranog Road in Llanishen. The property spans over three floors and consists of a ground floor commercial outlet at and a three-bedroom, duplex apartment.

ACCOMMODATION

GROUND FLOOR

The ground floor is currently split into two units and offered with vacant possession. Ideal office, retail outlet or storage facility with circa, 2372 sqft.

FIRST FLOOR

To the first floor, there is a three double bedroom a duplex apartment with circa 1201 sqft. The duplex apartment is accessed at the rear, is currently tenanted £800 PCM.

TOTAL FLOOR AREA

Ground Floor - Commercial Unit

2,372 sq ft

First Floor - 3 Bedroom Flat

1,201 sq ft

Total - 3,573 sq ft

TENURE

Leasehold

PRICE

£250,000

LEGAL

Each party to bear their own legal and professional costs incurred.

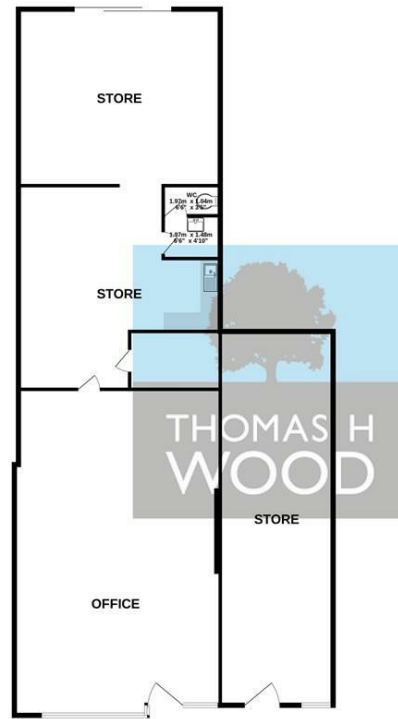
VIEWING

Strictly by appointment through sole agents Thomas H Wood.



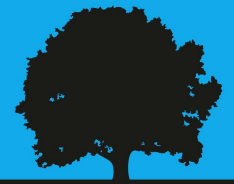
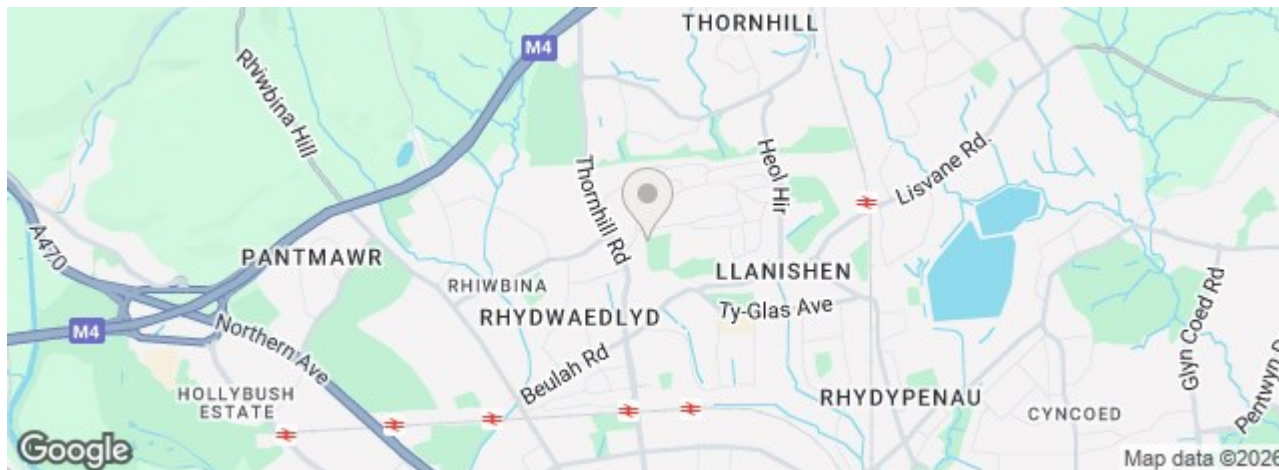


GROUND FLOOR



TOTAL FLOOR AREA : 220.4 sq.m. (2372 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THOMAS H WOOD

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	