



148 Woodville Road

Cathays, Cardiff, CF24 4NW

Asking Price £325,000

HARRIS & BIRT



\*\*\*INVESTMENT OPPORTUNITY £22,800 PER ANNUM 7% YIELD\*\*\*

\*\*\*INVESTMENT PROPERTY SPLIT INTO TWO, TWO BEDROOM FLATS\*\*\*

This charming cottage-style property is distinctive for its two self-contained flats, each with a practical and appealing layout.

Originally a 4 bedroom house, the property now comprises of two flats. The ground-floor flat offers a welcoming kitchen-living room area and a spacious bathroom, complemented by a generous garden area at the rear, perfect for social gatherings.

The upper flat, a delightful duplex, features two well-sized bedrooms and a cosy living room, providing ample space for relaxation. Roadside parking is available.

Conveniently located within walking distance to Cardiff University and the city centre, this property is ideally situated just off Crwys Road. The vibrant neighbourhood is teeming with shops, bars, and eateries, ensuring a lively and convenient lifestyle. Additionally, the proximity to a well-regarded primary school makes it a perfect choice for families, meeting educational needs effortlessly.

With its unique offering of two separate two-bedroom flats, this property is a versatile and attractive option for a variety of potential residents. Whether you seek a comfortable living space



## Accommodation

### Ground Floor

#### Communal Entrance Hallway

Entered via a UPVC, partial obscured double glazed front door, wood effect laminate flooring, skirting boards, carpeted stairs to the first floor. Doors leading to;

#### Ground Floor Flat

##### Entrance Hallway 12'8" x 4'11" (3.86m x 1.50m)

Wood effect laminate flooring, skirting boards, open storage under stairs, Doors leading to;

##### Kitchen/Living Room 6'9" x 7'8" - 10'4" x 8'7" (2.06m x 2.36m - 3.15m x 2.64m)

Wood effect laminate flooring, skirting boards, range of wall and base units, roll top worksurface, four ring electric hob, fan assisted oven, stainless steel sink and draining board with chrome mixer tap over, space for fridge/freezer, space and plumbing for a washing machine, UPVC double glazed window to the side aspect, UPVC obscured double glazed door to the side aspect leading to the rear garden. Door leading to;

##### Shower Room 4'6" x 7'6" (1.37m x 2.29m)

Tiled floor, tiled walls, wall mounted chrome heated tile radiator, low level wc, vanity wash hand basin, corner shower cubicle with chrome overhead rainfall shower with additional shower attachment, UPVC obscure double glazed window to the rear aspect.

##### Bedroom One 10'10" x 11'2" (3.30m x 3.40m)

Wood effect laminate flooring, skirting boards, fitted mirrored wardrobe, UPVC double glazed window to the front aspect.

##### Bedroom Two 10'6" x 9'6" (3.20m x 2.90m)

Wood effect laminate flooring, skirting boards, fitted mirrored wardrobe, UPVC double glazed window to the rear aspect.

#### First Floor Flat

##### Entrance Hallway 16'4" x 5'0" (4.98m x 1.52m)

With a mixture of fitted carpet tile effect vinyl flooring and wood effect laminate flooring, open storage understairs, fitted carpet to stairs leading to the second floor. Doors leading to;

##### Lounge 11'4" x 14'2" (3.45m x 4.32m)

Wood effect laminate flooring, skirting boards, two UPVC double glazed window to the front aspect.

##### Shower Room 5'5" x 6'7" (1.65m x 2.01m)

Vinyl flooring, partial tiled walls, low level wc, wall mounted wash hand basin, shower cubical with shower over, UPVC obscure double glazed window to the side aspect.

##### Kitchen 11'7" x 9'3" (3.53m x 2.82m)

Wood effect laminate flooring, skirting boards, range of wall and base units, roll top worksurface, tiled splash backs four ring electric hob, fan assisted oven, stainless steel sink and draining board with chrome mixer tap, space for fridge, space and plumbing for a washing machine, wall mounted boiler, UPVC double glazed window to the rear and side aspects.

##### Bedroom One 11'8" x 8'9" (3.56m x 2.67m)

Wood effect laminate flooring, skirting boards, UPVC double glazed window to the rear aspect.

#### Second Floor

##### Landing 7'2" x 5'11" (2.18m x 1.80m)

Stairs are laid with fitted carpet, landing area is laid with wood effect laminate flooring, storage cupboard into the eaves. Door to;

##### Bedroom Two 16'1" x 12'2" (4.90m x 3.71m)

Wood effect laminate flooring, skirting boards, wooden framed double glazed skylight windows to the front and rear aspects.

#### Outside

Gated forecourt to the front and a low maintenance rear garden with side return.

#### Services

Mains Water. Mains Gas. Mains Electric. Mains Sewage.

#### Directions

From our office head south on Caerphilly Road towards Gabalfa Interchange, take the second exit onto Whitchurch Road, continue onto Crwys Road, turn left after the Crwys Public House onto Woodville Road and the property is on the right hand side.







FLOOR 1



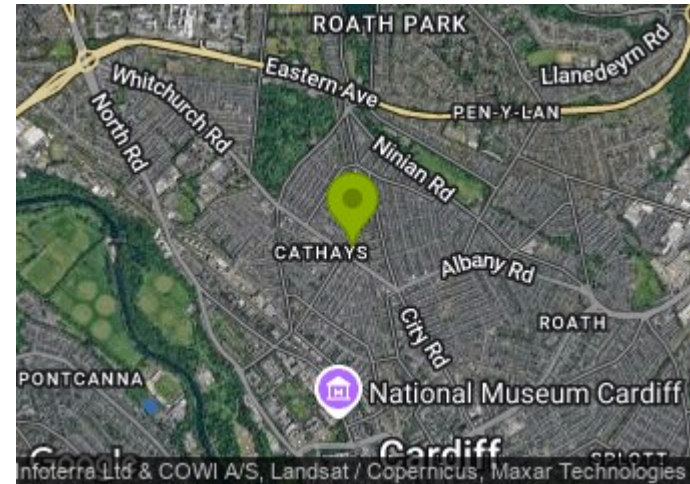
FLOOR 2



FLOOR 3

**HARRIS & BIRT**

GROSS INTERNAL AREA  
 FLOOR 1 496 sq.ft. FLOOR 2 449 sq.ft. FLOOR 3 126 sq.ft.  
 EXCLUDED AREAS : REDUCED HEADROOM 40 sq.ft.  
 TOTAL : 1,071 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

65 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

01446 771777 cowbridge@harrisbirt.co.uk

02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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