Asking Price
£95,000

Llantrisant Street,
Cathays, Cardiff,
CF24 4JB

THOMAS H
WOOD

2 Bedrooms
Flat - First Floor

****CASH BUYERS ONLY**** A superb opportunity to acquire a two-bedroom first floor flat forming part of a converted end of terrace property, situated in the heart of Cathays, one of Cardiff's most popular residential and investment locations. Requiring complete renovation throughout, the property offers exceptional potential for investors, builders or purchasers seeking a refurbishment project in an area of consistently strong rental demand.
The accommodation comprises an entrance hallway with staircase rising to the first floor, kitchen/dining room, two bedrooms, bathroom, and the added benefit of a detached single garage.

Please note the property is available to cash purchasers only due to the remaining lease term of approximately 63 years, which falls below the lending criteria of most mainstream mortgage providers. The short lease has been reflected in the asking price and provides purchasers with the opportunity to modernise the property and investigate a future lease extension, subject to the necessary legal requirements and associated costs.

Occupying a prime position within Cathays, the property is ideally located for both owner occupiers and investors. Cardiff University, the University of South Wales and the Heath Park Campus are all within walking distance or easy reach.

HALLWAY
Hallway UPVC entrance door with staircase rising to first floor.

LANDING
Landing Loft access and doors to all principal rooms.

KITCHEN/DINING ROOM
8'0" x 18'11"
Fitted units with sink, electric oven and hob. Requires refurbishment throughout.

BEDROOM ONE
14'0" x 11'3"
UPVC double glazed window to front and radiator.

BEDROOM TWO
7'10" x 11'6"
UPVC double glazed window to rear and radiator.

BATHROOM
5'10" x 6'11"
White suite comprising bath with electric shower over, WC and pedestal wash hand basin. Requires total modernisation.

Features

- Two bedroom first floor flat
- Converted end of terrace property
- Cash purchasers only (approximately 63-year lease)
- Complete renovation project
- Kitchen / dining room
- Rear lobby / store
- Detached single garage
- Excellent investment opportunity

OUTSIDE
Detached single garage with up and over door.

COUNCIL TAX
C

TENTURE
LEASEHOLD 63 YEARS REMAINING

Information

- Tenure: Leasehold
- Council Tax Band: C
- Floor Area: 445.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C

2 BEDROOMS

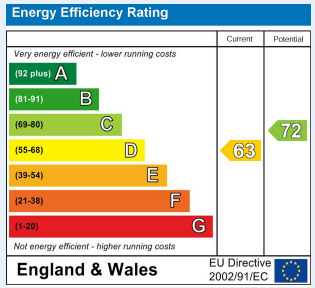
1 BATHROOMS

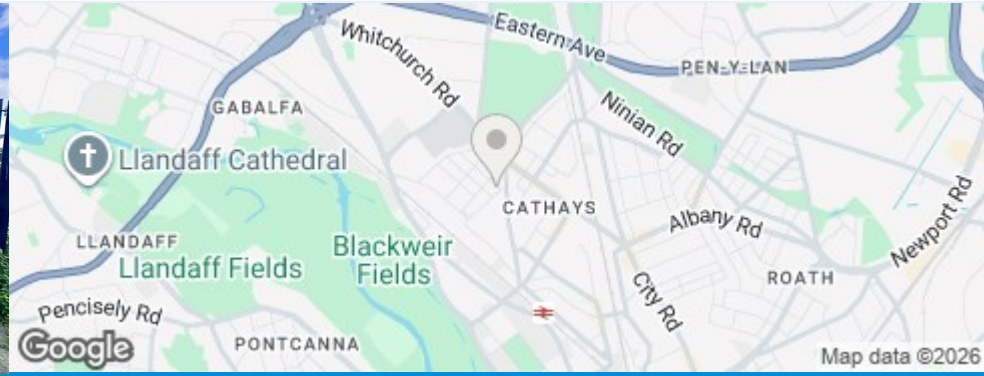
1 RECEPTION ROOMS

ENERGY RATING: D

This floorplan is for illustrative purposes only.
Measurements are approximate and not to scale.
Prospective purchasers should verify all details independently.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements





THOMAS H WOOD

CONTACT

sales@thomashwood.com
02920 626 252
thomashwood.com

WHITCHURCH BRANCH

14 Park Road,
Whitchurch
CF14 7BQ

RADYR BRANCH

5 Station Road,
Radyr, Cardiff
CF15 8AA