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CARDIFF VALE CAERPHILLY BRISTOL



*Hirwain Street*

CATHAYS



A great opportunity for either a rental in a super location or conversion to flats.

Comments by Mr Ramzy Bancroft

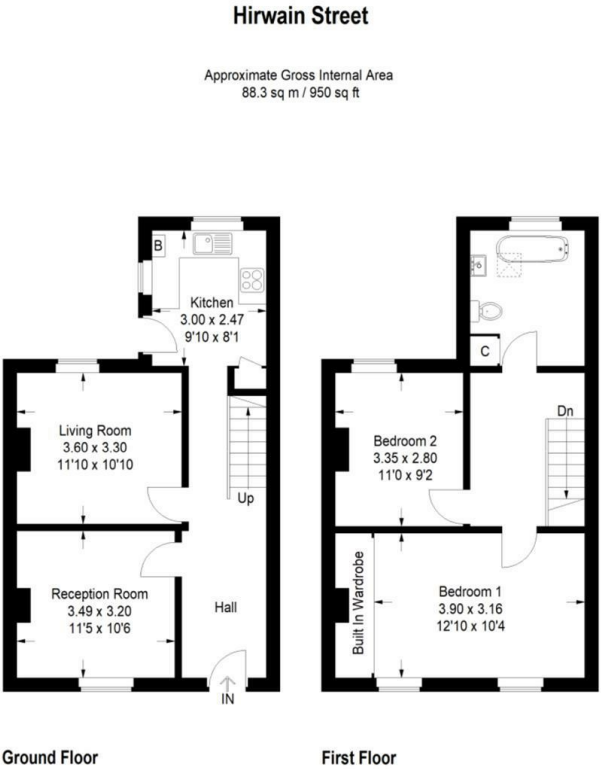


**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

Ramzy@jeffreycross.co.uk

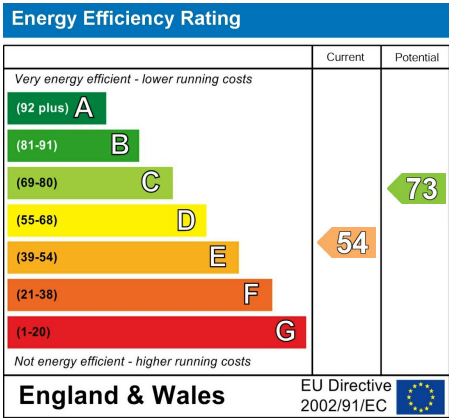


Comments by the Homeowner



|                                                         |
|---------------------------------------------------------|
| Hall                                                    |
| Lounge/ Rec room                                        |
| Lounge                                                  |
| Kitchen                                                 |
| Landing                                                 |
| Bedroom 1                                               |
| Bedroom 2                                               |
| Garden                                                  |
| Tenure                                                  |
| Freehold, but this is to be confirmed by your solicitor |
| Council tax                                             |
| Band D                                                  |
| Planning Approval                                       |
| PERMISSION APPROVED FOR CONVERSION TO 2 FLATS WITH      |

GROUND  
AND FIRST FLOOR EXTENSION AND  
DORMER LOFT CONVERSION



# Hirwain Street

Cathays, Cardiff, CF24 4JG

Asking Price

£240,000



2 Bedroom(s)



1 Bathroom(s)



818.00 sq ft



Contact our  
*Penylan Branch*  
02920 499680

**\*\* PLANNING APPROVED FOR 2 X FLATS \*\* GREAT OPPERTUNITY \*\***  
**PRIME CATHAYS LOCATION \*\***  
Offered for sale with no onward chain, is this Two bedroom property in the heart of Cathays.  
Currently a 2 bedroom, 2 reception room property bringing in £1300 per month rent, but with planning approval for CONVERSION TO 2 FLATS WITH GROUND AND FIRST FLOOR EXTENSION AND DORMER LOFT CONVERSION.  
Please enquiry for more info



CARDIFF

VALE

CAERPHILLY

BRISTOL

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