



**KEY**  
EXECUTIVE  
SALES

**Offers Invited £795,000 St. Andrews Crescent, Cardiff CF10 3DD**



- Large Victorian Property
- Scope to converted to residential apartments ( subject to planning )
- Large Cellar Extension
- DDA access to rear
- Three Allocated Parking Spaces
- Prime City Centre Location
- High Quality Refurbishment Throughout
- Vacant Possession Possible
- Large rear extension



**, St. Andrews Crescent, Cardiff, CF10 3DD**

The building was previously used as an art gallery, this property boasts excellent natural light and has been extensively opened up inside, making it suitable for a variety of occupiers and uses, subject to planning approval.

The building maintains much of its original exterior character while offering a high-quality, modern interior environment. The building was considerably extended by the current owner at the rear creating a large warehouse store on the lower ground floor and a very large open plan area at the rear of the ground floor.

Additionally there are three parking spaces to the rear of the property.

**Location**  
 Situated on St Andrews Crescent, the property is part of Cardiff's traditional professional office district.

St Andrews Crescent offers excellent transport connections, with easy access to Cardiff's main road and rail network. Cardiff Queen Street Railway Station is just 500 meters away, and numerous city center leisure and retail amenities are within close proximity.

**Terms**  
 The property is available for sale with vacant possession.

(The second floor is currently leased on flexible terms, with the potential for the tenant to remain. Further details are available upon request.)

Total area circa 4400 sq ft

**Key Executive Sales**

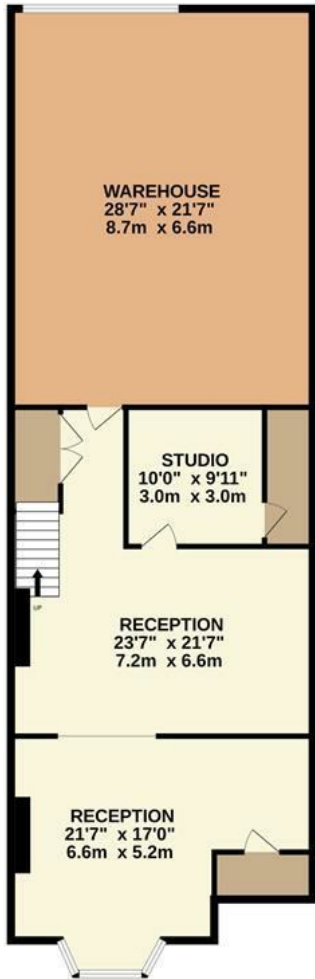
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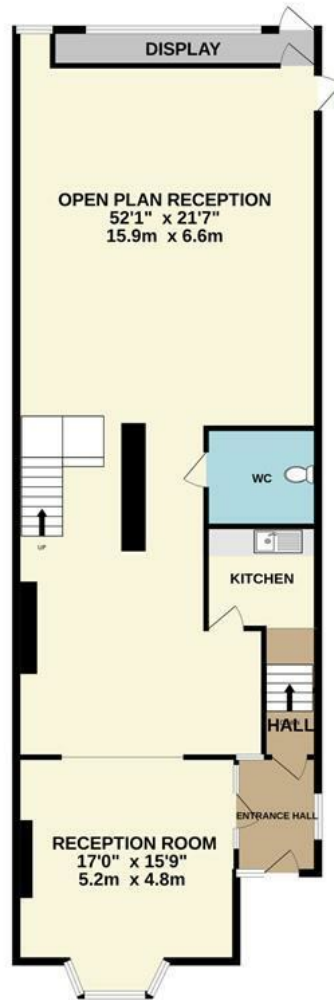
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

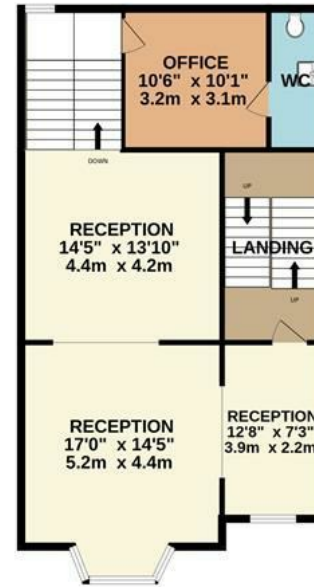
LOWER GROUND FLOOR  
1425 sq.ft. (132.4 sq.m.) approx.



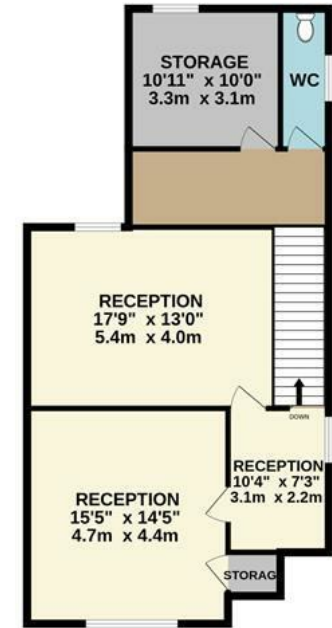
GROUND FLOOR  
1392 sq.ft. (129.3 sq.m.) approx.



1ST FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



TOP FLOOR  
814 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 4198sq.ft. (390.0 sq.m.) 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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